

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Snoqualmie/Preston/Fall City / 75

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 2298

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$133,700	\$277,800	\$411,500	\$443,000	92.9%	11.25%
2006 Value	\$137,800	\$300,400	\$438,200	\$443,000	98.9%	10.98%
Change	+\$4,100	+\$22,600	+\$26,700		+6.0%	-0.27%
% Change	+3.1%	+8.1%	+6.5%		+6.5%	-2.40%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.27% and -2.40% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$144,100	\$277,700	\$421,800
2006 Value	\$148,600	\$303,100	\$451,700
Percent Change	+3.1%	+9.1%	+7.1%

Number of one to three unit residences in the Population: 4762

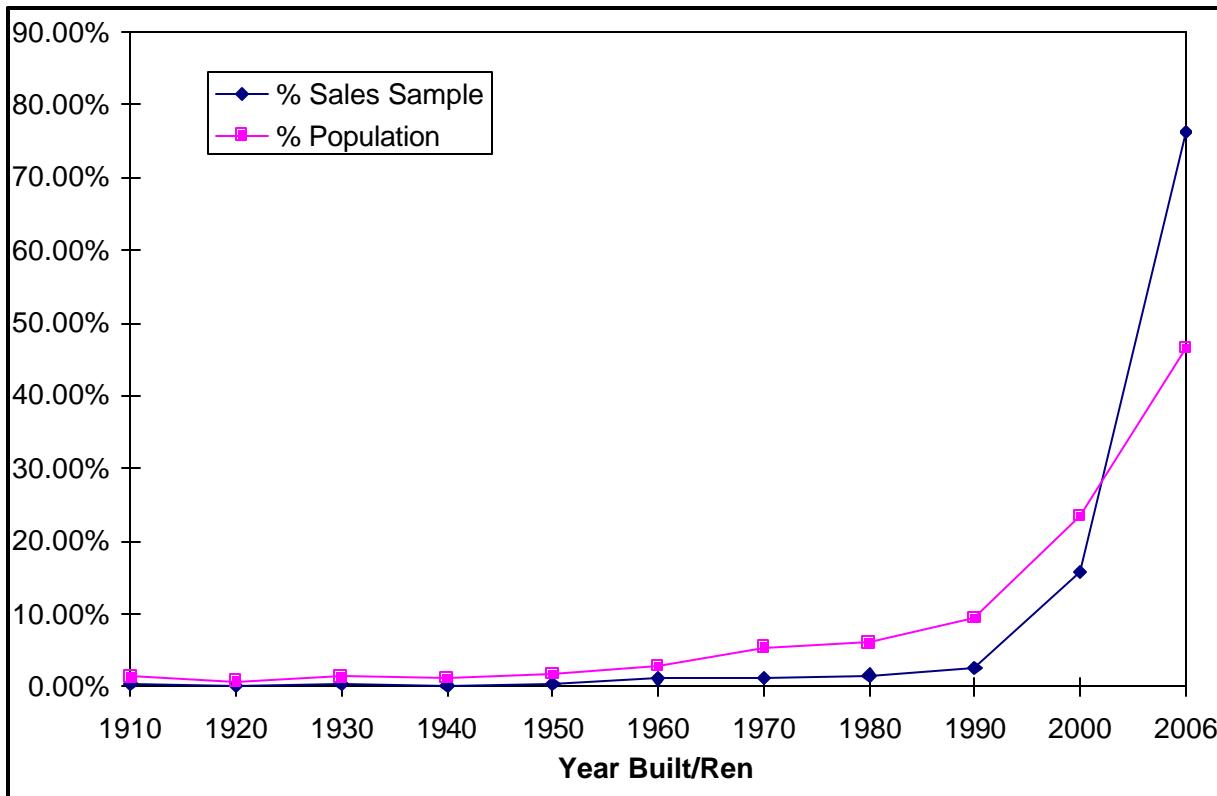
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Snoqualmie Ridge Development with majors 785324, 785323, 785218 and grade 11's had higher average ratios (assessed value/sales price) but lower than the targeted assessment level, so the formula adjusts these properties upward less than other properties. Homes in this same development with majors 785321 and 785215 had higher than average ratios (assessed value/sales price) than the targeted assessment level, so the formula adjusts these properties downward. Homes in good condition had lower than average ratios (assessed value/sales price) than other homes, so the formula adjusts these properties upward. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	0.35%
1920	5	0.22%
1930	8	0.35%
1940	5	0.22%
1950	10	0.44%
1960	24	1.04%
1970	27	1.17%
1980	36	1.57%
1990	59	2.57%
2000	363	15.80%
2006	1753	76.28%
	2298	

Population		
Year Built/Ren	Frequency	% Population
1910	64	1.34%
1920	34	0.71%
1930	64	1.34%
1940	55	1.15%
1950	81	1.70%
1960	133	2.79%
1970	259	5.44%
1980	285	5.98%
1990	453	9.51%
2000	1118	23.48%
2006	2216	46.54%
	4762	

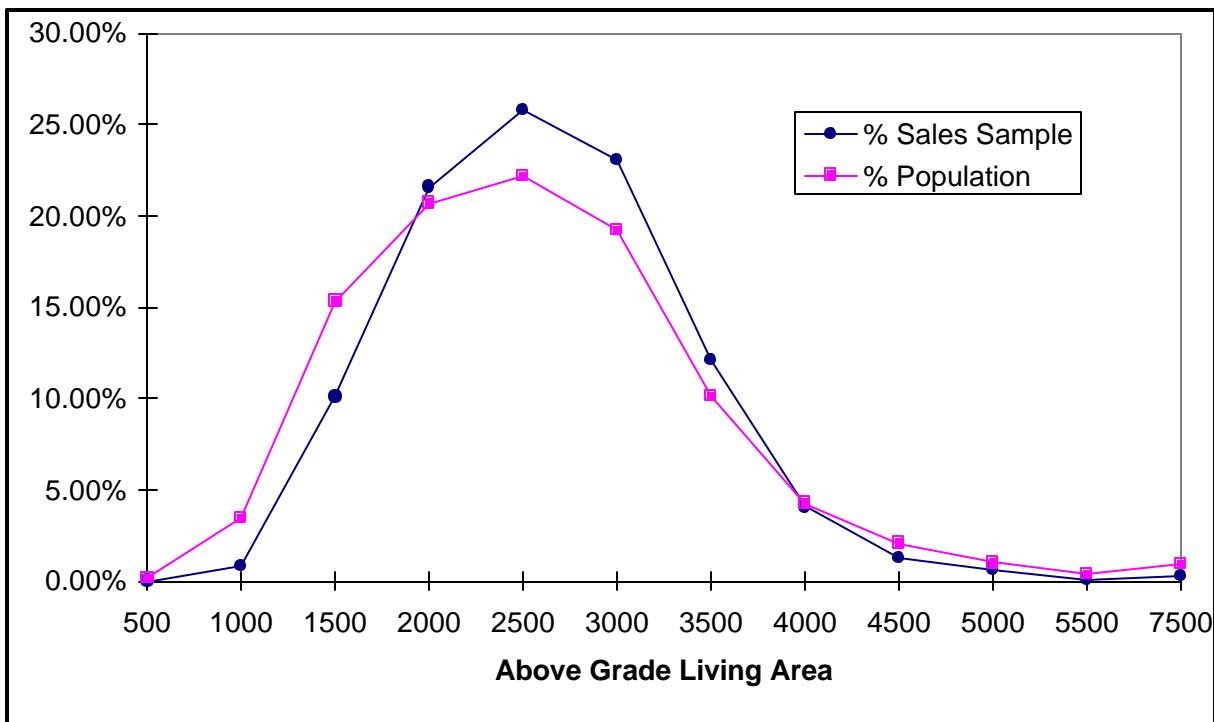


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This distribution is good for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	0.87%
1500	232	10.10%
2000	496	21.58%
2500	593	25.81%
3000	530	23.06%
3500	278	12.10%
4000	94	4.09%
4500	30	1.31%
5000	15	0.65%
5500	3	0.13%
7500	7	0.30%
2298		

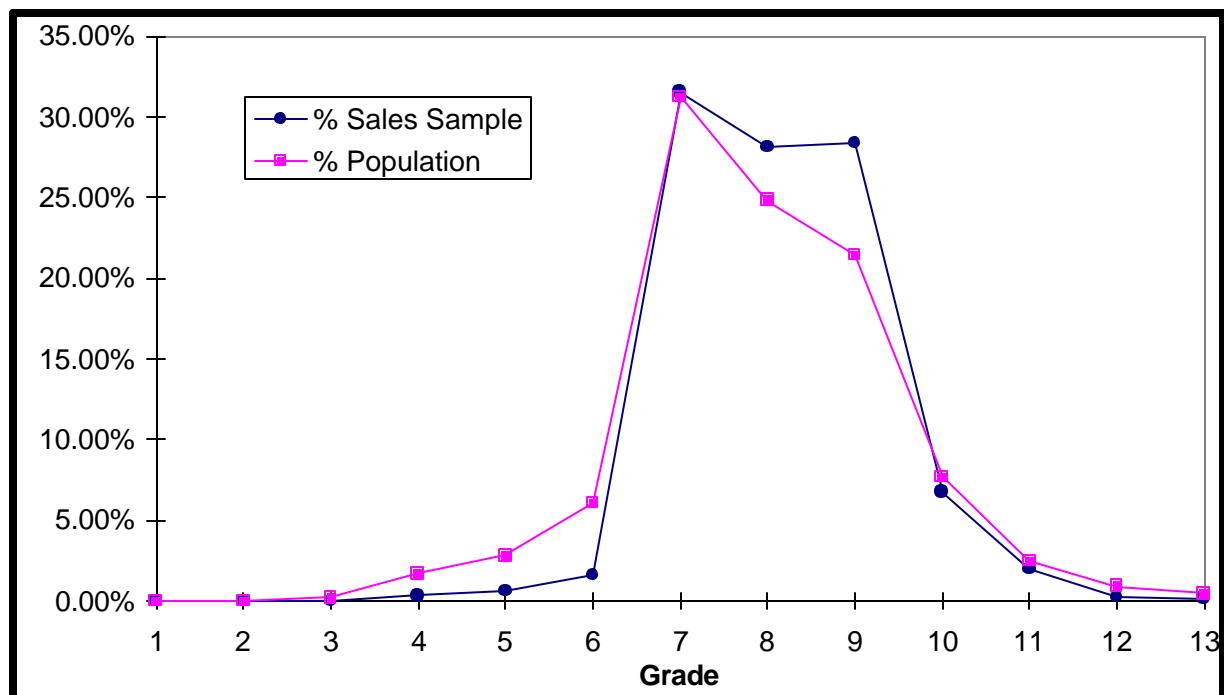
Population		
AGLA	Frequency	% Population
500	9	0.19%
1000	165	3.46%
1500	731	15.35%
2000	985	20.68%
2500	1057	22.20%
3000	915	19.21%
3500	484	10.16%
4000	204	4.28%
4500	100	2.10%
5000	49	1.03%
5500	19	0.40%
12000	44	0.92%
4762		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

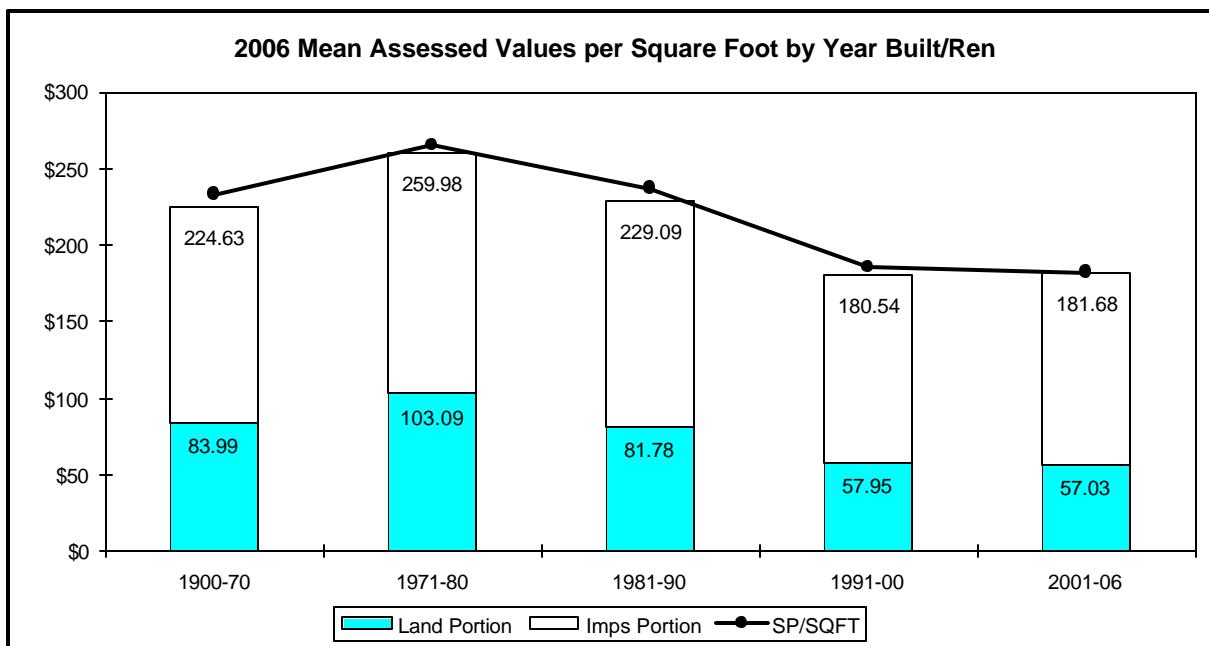
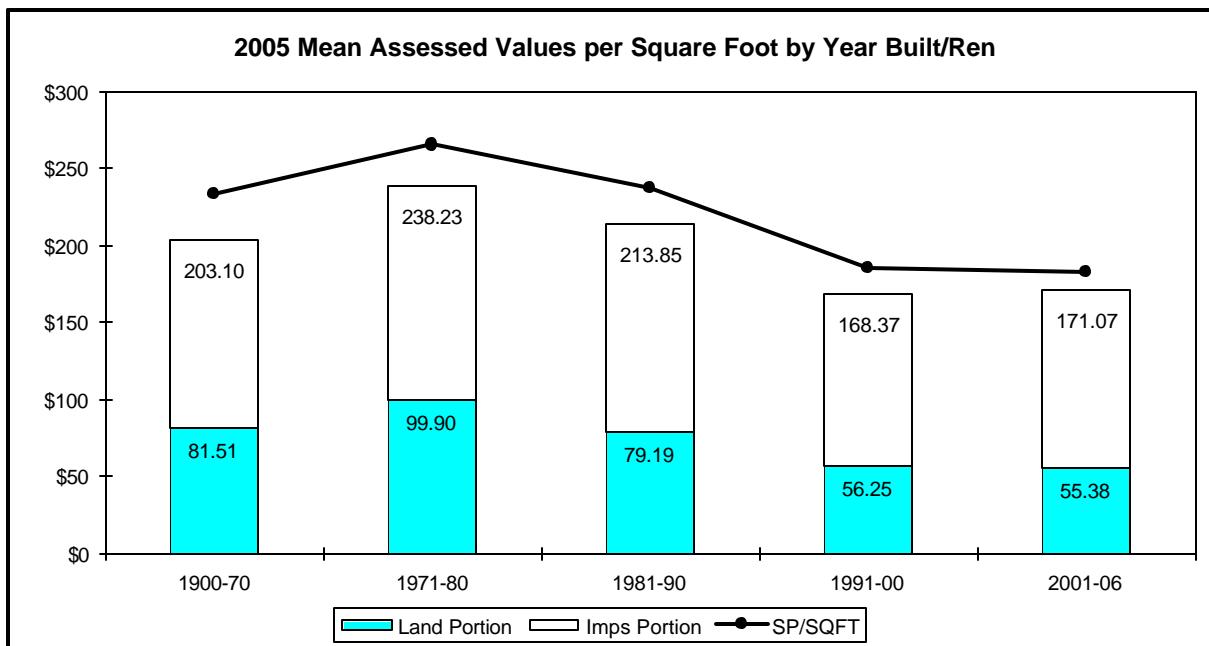
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	1	0.04%	2	1	0.02%
3	1	0.04%	3	11	0.23%
4	8	0.35%	4	81	1.70%
5	15	0.65%	5	134	2.81%
6	38	1.65%	6	290	6.09%
7	725	31.55%	7	1488	31.25%
8	647	28.15%	8	1183	24.84%
9	652	28.37%	9	1021	21.44%
10	155	6.74%	10	367	7.71%
11	46	2.00%	11	119	2.50%
12	6	0.26%	12	45	0.94%
13	4	0.17%	13	22	0.46%
		2298			4762



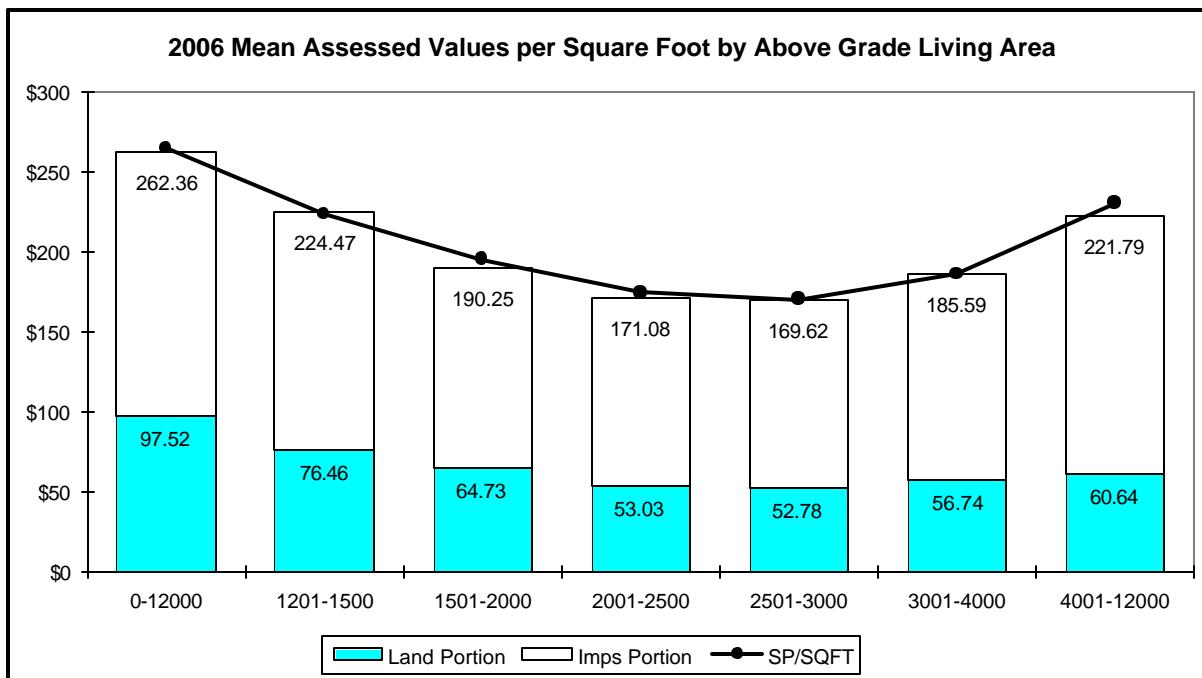
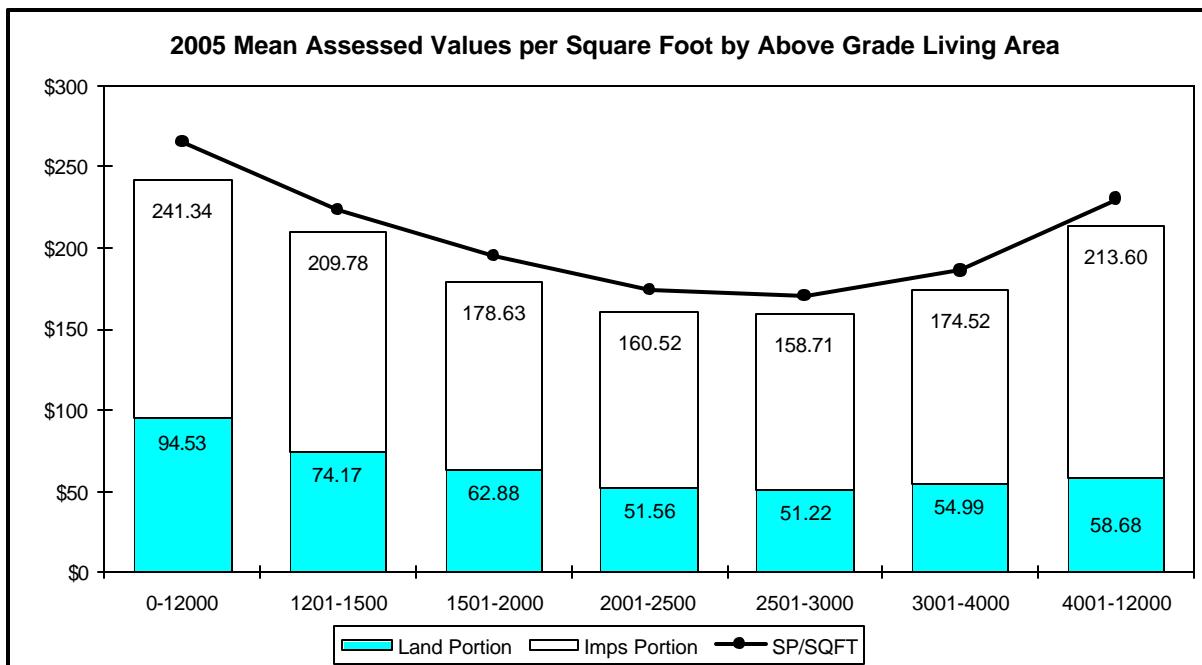
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



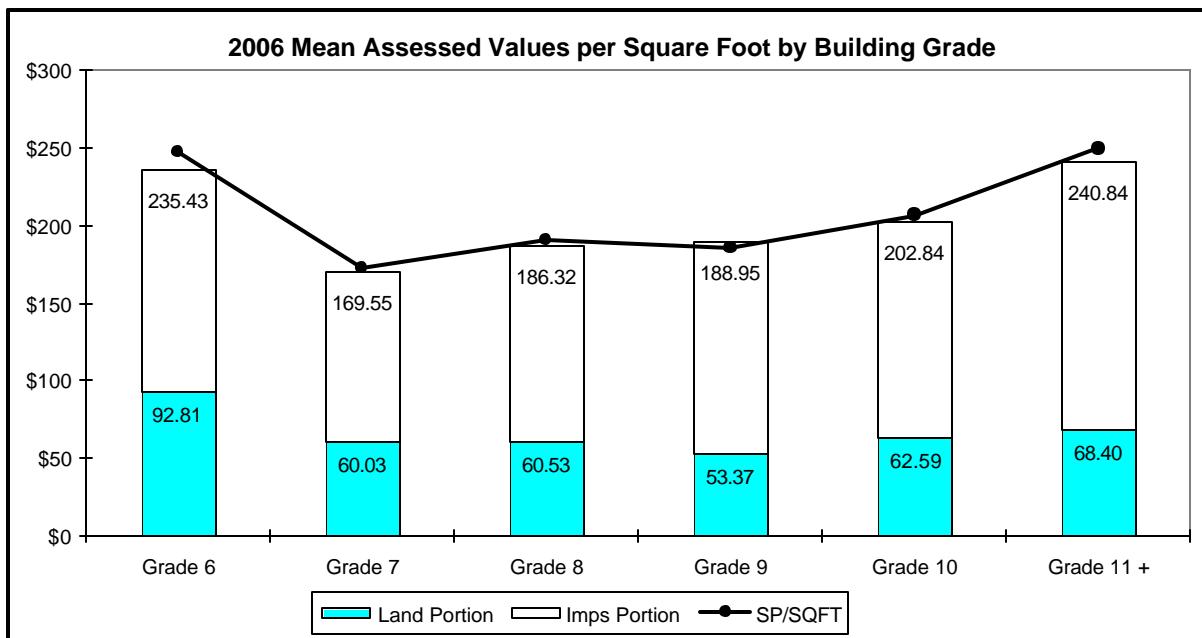
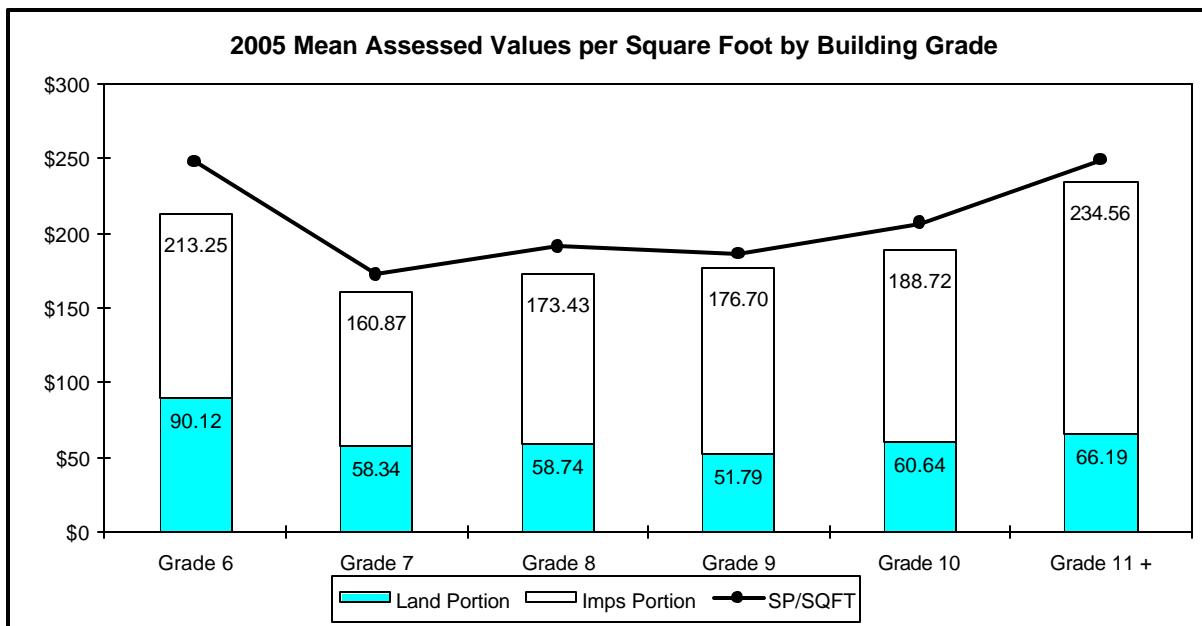
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 64 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3.5% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.035, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 2298 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Snoqualmie Ridge Development with majors 785324, 785323, 785218 and grade 11's had higher average ratios (assessed value/sales price) but lower than the targeted assessment level, so the formula adjusts these properties upward less than other properties. Homes in this same development with majors 785321 and 785215 had higher than average ratios (assessed value/sales price) than the targeted assessment level, so the formula adjusts these properties downward. Homes in good condition had lower than average ratios (assessed value/sales price) than other homes, so the formula adjusts these properties upward. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9302221 + .062049 \text{ (if major 785324)} + .04958237 \text{ (if Major 785323)} + .07081734 \text{ (if major 785321)} + .03725573 \text{ (if major 785218)} + .09694007 \text{ (if major 785215)} - .07608473 \text{ (if good condition)} + .05425795 \text{ (if grade 11).}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.081)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the new land value plus the previous improvement value is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were 23 mobile home sales which were used for a separate analysis. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.055, \text{ with results rounded down to the next \$1,000}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 75 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.50%	
Major 785324	Yes
% Adjustment	-6.72%
Major 785323	Yes
% Adjustment	-5.44%
Major 785321	Yes
% Adjustment	-7.61%
Major 785218	Yes
% Adjustment	-4.14%
Major 785215	Yes
% Adjustment	-10.15%
Good Condition	Yes
% Adjustment	9.58%
Grade 11	Yes
% Adjustment	-5.92%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments. No single property would receive more than one of the following adjustments.

For instance, a home in major 785324 would *approximately* receive a .78% upward adjustment (7.50% - 6.72%). 68 parcels or 1.4% of the population would receive this adjustment.

A home in major 785323 would *approximately* receive a 2.06% upward adjustment (7.50% - 5.44%). 74 parcels or 1.5% of the population would receive this adjustment.

A home in major 785321 would *approximately* receive a -.11% downward adjustment (7.50% - 7.61%). 26 parcels or .5% of the population would receive this adjustment.

A home in major 785218 would *approximately* receive a 3.36% upward adjustment (7.50% - 4.14%). 85 parcels or 1.8% of the population would receive this adjustment.

A home in major 785215 would *approximately* receive a -2.65% downward adjustment (7.50% - 10.15%). 74 parcels or 1.5% of the population would receive this adjustment.

A home in good condition would *approximately* receive a 17.08% upward adjustment (7.50% + 9.58%). 273 parcels or 5.7% of the population would receive this adjustment.

A grade 11 home would *approximately* receive a 1.58% upward adjustment (7.50% - 5.92%). 119 parcels or 2.5% of the population would receive this adjustment.

This model corrects for these strata differences.

85% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 75 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
785324	Snoqualmie Ridge Div 14	46	68	67.6%	NW-25-24-07	8	9	2004 thru 2005	SE 68 th and Denny Creek Drive
785323	Snoqualmie Ridge Div 13	78*	74	100%	SE-25-24-07	8	7	2000 thru 2005	36 th SE and SE Braeburn St
785321	Woody Creek East	26	26	100%	SE-25-24-07	8	7	2003 thru 2005	SE 76 th and Orchard Ave SE
785218	Woody Creek	89*	85	100%	SW-25-24-07	8	7	2003 thru 2005	SE 77 th and Fisher Ave SE
785215	Fisher Creek	69	74	93.2%	SE-26-24-07	8	7	2002 thru 2005	35 th SE and SE Ridge Road

*Double sales have occurred in these plats.

Area 75 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<5	10	0.866	0.973	12.4%	0.842	1.104
5	15	0.807	0.906	12.2%	0.819	0.993
6	38	0.888	0.975	9.8%	0.926	1.023
7	725	0.934	0.983	5.2%	0.976	0.991
8	647	0.903	0.971	7.4%	0.963	0.979
9	652	0.951	1.016	6.8%	1.008	1.025
10	155	0.915	0.983	7.5%	0.964	1.003
11	46	0.972	0.987	1.5%	0.952	1.022
12	6	0.730	0.785	7.5%	0.731	0.838
13	4	0.992	1.066	7.5%	0.915	1.217
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1970	87	0.876	0.968	10.5%	0.933	1.003
1971-1980	36	0.902	0.985	9.1%	0.932	1.038
1981-1990	59	0.916	0.979	6.9%	0.937	1.020
1991-2000	363	0.912	0.977	7.1%	0.964	0.989
>2000	1753	0.936	0.993	6.1%	0.988	0.998
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	4	0.706	0.758	7.3%	0.644	0.872
Average	2245	0.931	0.990	6.3%	0.985	0.994
Good	44	0.842	0.984	16.9%	0.935	1.034
Very Good	5	0.692	0.743	7.4%	0.607	0.878
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	131	0.890	0.966	8.5%	0.939	0.993
1.5	27	0.842	0.937	11.3%	0.873	1.001
2	2084	0.931	0.990	6.3%	0.985	0.994
2.5	5	1.040	1.117	7.4%	0.861	1.373
3	51	0.957	1.014	5.9%	0.990	1.038

Area 75 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<1201	75	0.917	0.996	8.7%	0.964	1.029
1201-1500	177	0.941	1.006	7.0%	0.990	1.023
1501-2000	496	0.915	0.974	6.5%	0.965	0.984
2001-2500	593	0.922	0.983	6.6%	0.975	0.991
2501-3000	530	0.933	0.997	6.9%	0.988	1.006
3001-4000	372	0.940	1.000	6.3%	0.988	1.011
>4000	55	0.926	0.963	4.0%	0.929	0.997
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1981	0.928	0.989	6.6%	0.985	0.994
Y	317	0.932	0.989	6.1%	0.975	1.002
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2278	0.930	0.990	6.5%	0.986	0.995
Y	20	0.814	0.880	8.1%	0.805	0.956
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
7	115	0.906	0.981	8.3%	0.953	1.008
8	2183	0.930	0.989	6.4%	0.985	0.994
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	213	0.940	1.009	7.4%	0.998	1.021
03000-04000	449	0.924	0.986	6.7%	0.977	0.996
04001-05000	440	0.924	0.979	5.9%	0.969	0.988
05001-06000	341	0.934	0.996	6.6%	0.984	1.008
06001-08000	351	0.937	0.997	6.4%	0.987	1.008
08001-12000	197	0.938	0.990	5.6%	0.975	1.006
12001-16000	76	0.935	0.995	6.4%	0.967	1.023
16001-43559	75	0.902	0.977	8.3%	0.946	1.008
1AC-3AC	69	0.884	0.947	7.0%	0.909	0.984
>3.01AC	87	0.928	0.993	7.0%	0.959	1.027

Area 75 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

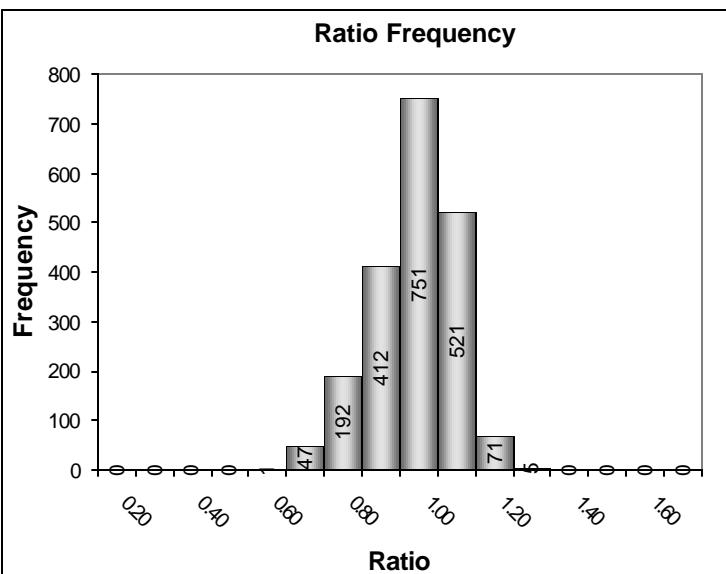
It is difficult to draw valid conclusions when the sales count is low.

Major 785324	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2252	0.927	0.989	6.7%	0.985	0.994
Y	46	0.988	0.995	0.7%	0.977	1.012
Major 785323	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2220	0.928	0.989	6.6%	0.984	0.994
Y	78	0.972	0.991	1.9%	0.974	1.009
Major 785321	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2272	0.928	0.989	6.6%	0.985	0.994
Y	26	0.999	0.996	-0.3%	0.978	1.014
Major 785218	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2209	0.928	0.989	6.6%	0.984	0.994
Y	89	0.958	0.989	3.2%	0.969	1.008
Major 785215	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2229	0.927	0.989	6.7%	0.985	0.994
Y	69	1.018	0.990	-2.8%	0.969	1.010

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: NE / Team - 3	Lien Date: 01/01/2005	Date of Report: 4/3/2006	Sales Dates: 1/2003 - 12/2005
Area Snoqualmie/Preston/Fall Cty	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	2298		
Mean Assessed Value	411,500		
Mean Sales Price	443,000		
Standard Deviation AV	157,931		
Standard Deviation SP	176,207		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.938		
Median Ratio	0.952		
Weighted Mean Ratio	0.929		
UNIFORMITY			
Lowest ratio	0.597		
Highest ratio:	1.270		
Coefficient of Dispersion	8.78%		
Standard Deviation	0.106		
Coefficient of Variation	11.25%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.947		
<i>Upper limit</i>	0.958		
95% Confidence: Mean			
<i>Lower limit</i>	0.934		
<i>Upper limit</i>	0.942		
SAMPLE SIZE EVALUATION			
N (population size)	4762		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.106		
Recommended minimum:	18		
Actual sample size:	2298		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	1035		
# ratios above mean:	1263		
<i>Z:</i>	4.756		
Conclusion:	Non-normal		



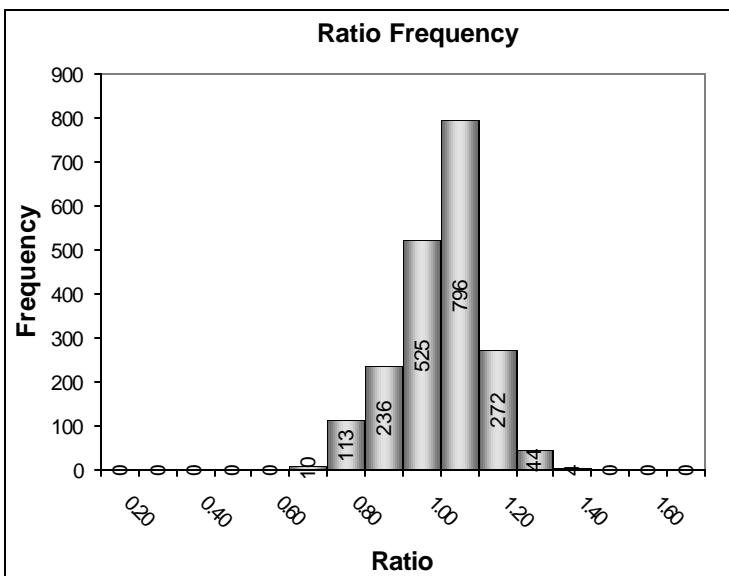
COMMENTS:

1 to 3 Unit Residences throughout area 75

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: NE / Team - 3	Lien Date: 01/01/2006	Date of Report: 4/3/2006	Sales Dates: 1/2003 - 12/2005
Area Snoqualmie/Preston/Fall Cty	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	2298		
Mean Assessed Value	438,200		
Mean Sales Price	443,000		
Standard Deviation AV	166,472		
Standard Deviation SP	176,207		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.011		
Weighted Mean Ratio	0.989		
UNIFORMITY			
Lowest ratio	0.641		
Highest ratio:	1.344		
Coefficient of Dispersion	8.48%		
Standard Deviation	0.110		
Coefficient of Variation	10.98%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	1.006		
<i>Upper limit</i>	1.017		
95% Confidence: Mean			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	4762		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.110		
Recommended minimum:	19		
Actual sample size:	2298		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	1024		
# ratios above mean:	1274		
Z:	5.215		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 75

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	673070	0385	11/17/03	\$130,000	770	0	2	1942	3	7000	N	N	4313 340TH PL SE
007	152407	9047	12/2/05	\$176,000	940	0	3	1934	2	24256	N	N	4750 PRESTON-FALL CITY RD SE
007	094310	0427	5/26/05	\$239,950	680	0	4	1945	4	9150	N	N	33330 SE 43RD ST
007	673070	0390	2/27/04	\$146,000	840	0	4	1949	3	14000	N	N	33917 SE 43RD ST
007	247590	1190	12/16/03	\$159,900	840	0	4	1923	3	5000	N	N	33413 SE 43RD PL
007	152407	9092	7/30/05	\$240,000	860	0	4	1938	3	15300	N	N	33605 SE 44TH PL
007	094310	0446	3/17/03	\$178,500	920	0	4	1955	3	13388	N	N	33316 SE 43RD ST
007	094310	0964	7/26/04	\$221,650	380	0	5	1950	2	33054	N	N	32824 SE ISSAQAH-FALL CITY RD
007	142407	9035	2/1/05	\$242,000	620	0	5	1996	3	43560	N	N	35408 SE FALL CITY -SNOQUALMIE RD
007	162407	9018	6/12/03	\$146,000	840	0	5	1919	2	62290	N	N	31605 SE 40TH ST
007	142407	9033	11/14/05	\$322,000	880	0	5	1932	4	55756	N	N	35334 SE FALL CITY -SNOQUALMIE RD
007	247590	0945	6/10/04	\$348,900	1090	0	5	1944	4	7000	N	N	4362 337TH PL SE
007	094310	0361	12/11/03	\$315,000	1280	0	5	1908	4	25792	N	N	32904 SE 44TH ST
007	247590	0555	7/7/04	\$315,000	1350	0	5	1902	4	14000	N	N	4325 336TH PL SE
007	094310	0507	9/20/05	\$375,000	1590	0	5	1926	4	17434	N	N	33317 SE 44TH PL
007	162407	9060	4/18/05	\$250,000	1780	0	5	1944	2	21600	N	N	4105 324TH AV SE
007	248120	0160	12/10/04	\$228,500	960	0	6	1962	3	9675	N	N	4158 328TH PL SE
007	873171	0200	6/30/05	\$270,000	1010	0	6	1975	3	10176	N	N	33506 SE 44TH LN
007	256131	0090	10/31/03	\$190,000	1010	0	6	1974	3	10125	N	N	4135 330TH PL SE
007	162407	9023	2/20/03	\$260,000	1030	0	6	1960	3	20000	N	N	4123 324TH AV SE
007	803870	0035	12/28/04	\$225,950	1090	0	6	1953	3	14100	N	N	4438 337TH PL SE
007	247590	1045	10/7/03	\$285,000	1120	0	6	1924	3	21000	N	N	4360 336TH PL SE
007	094310	0284	9/22/05	\$360,000	1150	0	6	1954	5	15956	N	N	33015 SE 42ND ST
007	247590	0170	6/27/05	\$250,000	1220	1080	6	1928	3	9583	N	N	33712 SE 43RD ST
007	247590	1110	7/16/04	\$329,000	1280	0	6	1916	4	10500	N	N	4354 335TH PL SE
007	152407	9061	7/22/04	\$268,000	1280	0	6	1945	3	21000	N	N	32411 SE 44TH ST
007	256131	0120	7/19/04	\$217,000	1340	0	6	1974	3	10800	N	N	4159 330TH PL SE
007	256131	0100	9/25/05	\$284,000	1345	0	6	1974	4	10125	N	N	4143 330TH PL SE
007	256131	0060	5/14/03	\$236,000	1350	0	6	1974	3	11610	N	N	4120 330TH PL SE
007	152407	9016	6/27/05	\$567,000	1380	0	6	1902	5	17595	N	N	4751 328TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	873171	0020	9/10/03	\$195,475	1460	480	6	1970	4	11448	N	N	4447 335TH CT SE
007	152407	9036	12/8/03	\$465,000	1470	0	6	1926	4	37800	N	N	32729 SE 44TH ST
007	379150	0010	7/7/05	\$320,000	1510	0	6	1968	3	10735	N	N	4354 326TH PL SE
007	152407	9111	6/24/04	\$213,000	1850	0	6	1967	3	7200	N	N	4404 335TH PL SE
007	673070	0075	3/22/05	\$200,000	2110	0	6	1904	3	10500	N	N	4207 340TH PL SE
007	248120	0070	12/13/04	\$262,000	960	0	7	2001	3	9600	N	N	4151 328TH PL SE
007	803900	0045	9/7/04	\$294,000	1000	0	7	1960	2	8360	N	N	4245 333RD AV SE
007	602200	0130	5/27/03	\$213,500	1010	0	7	1967	3	13418	N	N	4044 323RD AV SE
007	132407	9085	8/12/03	\$267,500	1050	0	7	1975	3	57499	N	N	36014 SE FISH HATCHERY RD
007	803870	0105	5/27/03	\$293,450	1110	780	7	1997	3	9600	N	N	4459 337TH PL SE
007	803900	0065	6/24/05	\$335,000	1120	0	7	1962	4	9240	N	N	4224 333RD AV SE
007	241210	0030	4/26/04	\$255,000	1250	0	7	1968	4	13000	N	N	4306 328TH PL SE
007	132407	9098	4/4/05	\$279,950	1270	0	7	1981	3	145054	N	N	36637 SE FALL CITY-SNOQUALMIE RD
007	803900	0035	11/24/03	\$210,000	1320	0	7	1958	3	9240	N	N	4225 333RD AV SE
007	241210	0040	9/1/05	\$299,990	1330	0	7	1977	4	13300	N	N	4315 328TH PL SE
007	241210	0040	9/5/03	\$239,900	1330	0	7	1977	4	13300	N	N	4315 328TH PL SE
007	132407	9088	3/22/04	\$332,500	1350	0	7	1976	3	59677	N	N	36245 SE 47TH CT
007	162407	9065	9/11/03	\$249,000	1360	0	7	1968	3	13760	N	N	4013 324TH AV SE
007	803900	0060	4/21/04	\$272,500	1460	0	7	1960	4	9240	N	N	4214 333RD AV SE
007	162407	9041	9/23/03	\$349,500	1470	0	7	1959	3	84942	N	N	31633 SE 40TH ST
007	162407	9041	3/20/03	\$295,000	1470	0	7	1959	3	84942	N	N	31633 SE 40TH ST
007	094310	0222	5/25/05	\$300,000	1490	0	7	1960	3	12320	N	N	4113 332ND AV SE
007	094310	0688	8/12/03	\$254,500	1530	0	7	1953	3	12768	N	N	4454 332ND AV SE
007	094310	0480	6/15/04	\$325,000	1530	0	7	1959	4	20209	N	N	33208 SE 44TH PL
007	152407	9166	12/27/04	\$282,000	1550	0	7	1989	3	79714	N	N	4443 325TH AV SE
007	392450	0030	4/8/05	\$370,000	1590	0	7	1988	3	40221	N	N	32832 SE 47TH PL
007	803900	0050	6/21/05	\$315,000	1600	0	7	1960	4	8360	N	N	4255 333RD AV SE
007	152407	9175	6/29/05	\$395,000	1630	0	7	1991	3	15030	N	N	4339 327TH PL SE
007	092407	9062	5/28/03	\$379,000	1700	0	7	1971	3	232610	N	N	3824 310TH AV SE
007	094310	1005	9/22/04	\$356,000	1710	0	7	1968	3	19388	N	N	4539 330TH PL SE
007	602200	0080	6/15/05	\$350,000	1730	0	7	1964	3	15256	N	N	4004 323RD AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	073270	0010	7/18/05	\$385,000	1750	0	7	2000	3	12400	N	N	4420 334TH PL SE
007	539660	0010	3/16/04	\$275,000	1790	0	7	1968	3	11875	N	N	4258 328TH PL SE
007	247590	1065	12/9/05	\$440,000	1815	0	7	2000	4	14000	N	N	33607 SE 43RD PL
007	142407	9045	3/18/05	\$600,000	1880	0	7	1998	3	426016	N	N	34508 SE FALL CITY -SNOQUALMIE RD
007	142407	9045	2/20/04	\$460,000	1880	0	7	1998	3	426016	N	N	34508 SE FALL CITY -SNOQUALMIE RD
007	803900	0015	5/26/04	\$290,000	1900	0	7	1990	3	11583	N	N	4246 332ND AV SE
007	094310	1004	12/1/03	\$289,000	1965	0	7	1961	4	23888	N	N	4551 330TH PL SE
007	094310	0442	12/29/03	\$270,000	1980	0	7	1955	3	25480	N	N	33323 SE 42ND ST
007	142407	9077	1/8/04	\$365,000	2040	270	7	1980	3	66646	N	N	35411 SE FISH HATCHERY RD
007	392450	0210	7/21/04	\$425,000	2150	0	7	1992	3	21711	N	N	4634 332ND AV SE
007	247590	1090	9/21/04	\$512,500	2160	0	7	1920	5	21000	N	N	4359 336TH PL SE
007	152407	9015	1/13/03	\$370,000	2190	0	7	1990	3	85377	N	N	4527 325TH AV SE
007	152407	9053	11/7/05	\$650,000	2690	0	7	1990	3	187308	N	N	4218 324TH AV SE
007	232407	9063	4/14/04	\$500,000	2710	0	7	1988	3	45738	N	N	34084 SE 56TH ST
007	094310	0520	4/24/03	\$295,000	1310	0	8	1983	3	38400	N	N	4551 PRESTON-FALL CITY RD SE
007	232407	9057	3/23/04	\$482,500	1530	1130	8	1976	3	257875	N	N	5430 LAKE ALICE RD SE
007	094310	0723	5/19/05	\$395,000	1570	0	8	1990	3	36190	N	N	4510 334TH CT SE
007	094310	0445	6/17/05	\$355,000	1605	0	8	2000	3	18130	N	N	33331 SE 42ND ST
007	254900	0090	7/31/03	\$310,000	1680	0	8	1989	3	15172	N	N	4430 328TH PL SE
007	793351	0140	11/9/05	\$386,000	1760	0	8	1976	3	31900	N	N	35419 SE 47TH PL
007	162407	9064	2/18/04	\$464,000	1790	1790	8	1967	3	100623	N	N	31820 SE 44TH ST
007	094310	0726	11/16/04	\$369,500	1870	0	8	1989	3	55321	N	N	33317 SE 45TH ST
007	031890	0100	3/3/04	\$325,000	1920	0	8	1994	3	18018	N	N	4432 329TH PL SE
007	094310	0265	4/23/03	\$299,000	1940	0	8	1996	3	16305	N	N	4239 332ND AV SE
007	793351	0030	6/13/05	\$450,000	1960	0	8	1977	3	43995	N	N	35722 SE 47TH PL
007	094310	1001	8/7/03	\$408,000	2000	0	8	1999	3	15925	N	N	4527 330TH PL SE
007	232407	9059	3/12/03	\$375,000	2010	620	8	1973	3	64033	N	N	5434 LAKE ALICE RD SE
007	873171	0040	9/15/03	\$350,000	2070	570	8	1957	3	49222	N	N	4471 335TH CT SE
007	162407	9111	8/26/05	\$725,000	2070	0	8	1994	3	201247	N	N	31816 SE 48TH ST
007	162407	9111	3/20/03	\$600,000	2070	0	8	1994	3	201247	N	N	31816 SE 48TH ST
007	254900	0030	2/4/05	\$384,000	2210	0	8	1990	3	18532	N	N	4429 328TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	094310	0725	10/21/04	\$552,000	2220	0	8	1989	3	44431	N	N	4546 334TH CT SE
007	094310	0369	9/1/04	\$459,000	2650	0	8	2000	3	22456	N	N	32917 SW 43RD ST
007	094310	0363	11/14/03	\$427,450	2650	0	8	2000	3	24264	N	N	32933 SE 43RD ST
007	793350	0120	12/15/04	\$585,000	2710	0	8	1978	3	85377	N	N	35708 SE 49TH ST
007	142407	9069	8/11/04	\$620,000	2980	2980	8	1965	3	104108	N	N	35531 SE FISH HATCHERY RD
007	112407	9021	8/10/05	\$1,135,000	3100	0	8	1996	3	918245	N	N	34313 SE 39TH PL
007	152407	9057	10/26/04	\$505,000	2160	0	9	1995	3	43380	N	N	32713 SE 44TH ST
007	232407	9075	5/9/05	\$580,000	2460	0	9	1990	3	217800	N	N	34110 SE 56TH PL
007	746700	0050	11/26/03	\$445,000	2590	0	9	1995	3	45738	N	N	35532 SE 42ND ST
007	746700	0080	2/10/03	\$459,950	2750	0	9	1996	3	44431	N	N	35539 SE 41ST ST
007	162407	9002	6/14/05	\$666,500	2800	0	9	1986	3	217800	N	N	31925 SE 40TH ST
007	094310	0728	7/1/05	\$602,000	2800	0	9	1990	3	46173	N	N	4534 334TH CT SE
007	242791	0040	5/2/03	\$424,880	2890	0	9	2003	3	15067	N	N	32430 SE 43RD PL
007	242790	0010	1/2/03	\$449,880	2940	0	9	2002	3	19272	N	N	32409 SE 43RD PL
007	242790	0050	3/13/03	\$438,000	3090	0	9	2003	3	16183	N	N	32446 SE 43RD PL
007	242790	0040	4/9/03	\$435,000	3120	0	9	2003	3	15398	N	N	32440 SE 43RD PL
007	094310	0273	3/11/05	\$585,000	3180	0	9	2004	3	19469	N	N	33017 SE 42ND PL
007	152407	9187	4/29/04	\$471,782	3230	0	9	2004	3	21461	N	N	32437 SE 43RD PL
007	242791	0010	9/30/03	\$460,000	3240	0	9	2003	3	15140	N	N	32410 SE 43RD PL
007	094310	0272	4/27/05	\$578,000	3250	0	9	2004	3	15719	N	N	33115 SE 42ND PL
007	242791	0030	5/19/03	\$450,577	3260	0	9	2003	3	15025	N	N	32422 SE 43RD PL
007	242791	0020	6/10/03	\$482,031	3270	0	9	2003	3	15103	N	N	32416 SE 43RD PL
007	152407	9069	12/8/04	\$509,880	3310	0	9	2004	3	12000	N	N	32421 SE 44TH ST
007	793350	0270	5/2/03	\$778,000	3330	0	9	1978	3	148975	N	N	35513 SE 49TH ST
007	162407	9099	3/18/04	\$675,000	3400	0	9	1989	3	530888	N	N	31803 SE 40TH ST
007	242407	9058	7/22/05	\$680,000	3410	0	9	1994	3	106286	N	N	37111 SE FALL CITY-SNOQUALMIE RD
007	152407	9186	6/7/04	\$494,715	3420	0	9	2004	3	12000	N	N	32425 SE 44TH ST
007	152407	9185	11/3/04	\$501,880	3480	0	9	2004	3	17550	N	N	32417 SE 44TH ST
007	242407	9054	6/27/05	\$599,950	2560	0	10	1994	3	71874	N	N	5325 372ND AV SE
007	092407	9047	7/21/03	\$615,000	3020	0	10	1977	3	211266	N	N	3910 310TH AV SE
007	232407	9077	4/19/04	\$575,000	3100	0	10	1990	3	215186	N	N	34308 SE 56TH PL

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	232407	9008	8/28/03	\$747,000	4160	0	10	1990	3	219542	N	N	5377 347TH PL SE
007	793350	0220	12/5/05	\$940,000	4190	0	11	1992	3	118483	N	N	4919 354TH AV SE
008	689330	0285	9/24/03	\$180,000	790	0	4	1904	4	7200	N	N	8428 PRESTON-FALL CITY RD SE
008	102307	9056	11/10/05	\$201,000	820	0	4	1963	3	14216	N	N	33512 SE 126TH ST
008	689330	0265	8/23/04	\$140,000	850	0	4	1904	4	6761	N	N	8511 PRESTON-FALL CITY RD SE
008	398030	0355	12/30/05	\$624,500	1180	0	4	1953	4	21250	N	N	7841 LAKE ALICE RD SE
008	398030	0355	8/12/03	\$334,500	1180	0	4	1953	4	21250	N	N	7841 LAKE ALICE RD SE
008	328130	0015	11/3/05	\$155,000	1290	0	4	1908	4	47250	N	N	7501 271ST AV SE
008	312507	9003	4/13/05	\$200,000	520	0	5	1937	3	199940	N	N	315 REDMOND-FALL CITY RD NE
008	689330	0185	7/29/03	\$345,000	870	0	5	1905	5	7200	N	N	8425 309TH PL SE
008	398030	0010	6/3/05	\$330,000	1010	0	5	1950	3	17424	N	N	7509 337TH PL SE
008	027810	0085	7/15/04	\$201,500	1330	0	5	1910	2	9500	N	N	8635 308TH AV SE
008	689330	0350	5/24/04	\$329,000	1410	0	5	1988	3	12282	N	N	31017 SE 85TH PL
008	689330	0175	7/28/03	\$269,000	1510	0	5	1906	5	7200	N	N	8437 309TH PL SE
008	222407	9028	10/31/05	\$250,000	1680	0	5	1925	4	22425	N	N	4802 328TH WY SE
008	222407	9028	7/21/04	\$230,000	1680	0	5	1925	4	22425	N	N	4802 328TH WY SE
008	398030	0350	8/16/05	\$428,500	1760	0	5	1953	2	22018	N	N	7837 LAKE ALICE RD SE
008	222407	9026	10/11/04	\$237,000	1890	0	5	1928	3	109335	N	N	5005 328TH AV SE
008	302507	9019	10/9/03	\$480,000	2000	0	5	1916	3	1132560	N	N	1325 REDMOND-FALL CITY RD NE
008	813170	0435	10/13/04	\$300,450	3300	0	5	1935	4	282268	N	N	6038 PRESTON-FALL CITY RD SE
008	102307	9064	12/11/03	\$216,700	580	0	6	1990	3	11100	N	N	33324 SE 126TH ST
008	689330	0165	6/23/04	\$258,950	730	0	6	1960	3	7200	N	N	30816 SE 86TH ST
008	282407	9038	9/25/03	\$226,950	890	0	6	1963	2	26500	N	N	7230 PRESTON-FALL CITY RD SE
008	312507	9018	4/12/04	\$352,000	900	0	6	1954	4	130680	N	N	502 REDMOND-FALL CITY RD SE
008	292407	9029	6/24/05	\$230,000	940	200	6	1949	3	43560	N	N	7529 308TH AV SE
008	689330	0340	12/2/05	\$330,000	980	490	6	1943	3	7140	N	N	31002 SE 86TH ST
008	027810	0075	10/10/03	\$270,000	1030	0	6	1909	4	9500	N	N	8631 308TH AV SE
008	262506	9031	7/8/05	\$280,000	1050	0	6	1961	3	41154	N	N	25625 NE REDMOND-FALL CITY RD
008	262506	9031	4/8/04	\$230,000	1050	0	6	1961	3	41154	N	N	25625 NE REDMOND-FALL CITY RD
008	222406	9014	6/9/03	\$291,500	1080	0	6	1975	3	134420	N	N	23932 SE BLACK NUGGET RD
008	182407	9034	8/26/05	\$515,000	1180	0	6	1966	3	183823	N	N	28309 SE ISSAQUAH-FALL CITY RD

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	172407	9001	7/26/05	\$340,000	1260	1260	6	1957	3	46609	N	N	30415 SE 40TH ST
008	172407	9001	11/20/03	\$269,000	1260	1260	6	1957	3	46609	N	N	30415 SE 40TH ST
008	292407	9034	7/12/05	\$295,000	1360	1220	6	1953	3	49658	N	N	7515 308TH AV SE
008	302407	9007	6/30/05	\$430,000	1370	0	6	1950	3	536223	N	N	6825 280TH DR SE
008	222407	9078	5/5/05	\$326,000	1510	0	6	1919	4	39200	N	N	5110 LAKE ALICE RD SE
008	322407	9101	5/13/03	\$312,000	1600	0	6	1919	4	35420	N	N	29901 SE 82ND ST
008	102307	9059	5/14/04	\$280,000	1660	0	6	1968	3	14210	N	N	33502 SE 126TH ST
008	312507	9022	9/29/04	\$485,000	1680	0	6	1955	3	217800	N	N	402 REDMOND-FALL CITY RD NE
008	398030	0025	5/27/05	\$611,500	2030	0	6	1949	4	26571	N	N	7522 337TH PL SE
008	302407	9061	5/19/05	\$292,700	2370	0	6	1955	3	111513	N	N	28515 SE PRESTON WY
008	689330	0295	10/7/05	\$354,422	2430	0	6	1909	4	12650	N	N	31102 SE 85TH PL
008	363006	0030	7/11/05	\$239,100	1050	0	7	2005	3	3045	N	N	2543 NE JARED CT
008	312507	9051	10/11/05	\$412,000	1060	300	7	1995	3	86248	N	N	730 REDMOND-FALL CITY RD NE
008	312507	9051	10/10/03	\$325,000	1060	300	7	1995	3	86248	N	N	730 REDMOND-FALL CITY RD NE
008	082407	9022	10/21/04	\$548,000	1150	1150	7	1980	3	216830	N	N	30334 SE 26TH ST
008	262506	9023	8/14/03	\$249,000	1170	0	7	1973	3	427746	N	N	25647 NE REDMOND-FALL CITY RD
008	172407	9024	8/27/03	\$350,000	1180	200	7	1969	4	321037	N	N	30211 SE 40TH ST
008	362996	0800	10/14/04	\$260,518	1200	0	7	2004	3	1311	N	N	2011 NE KATSURA ST
008	362996	0620	3/18/04	\$255,956	1200	0	7	2003	3	1286	N	N	1807 18TH AV NE
008	362996	0650	11/6/03	\$253,900	1240	0	7	2003	3	1630	N	N	1912 18TH AV NE
008	362996	0610	7/30/04	\$257,000	1240	0	7	2003	3	1163	N	N	1752 NE PARK DR
008	785210	0290	8/18/05	\$316,000	1250	0	7	2001	3	3760	N	N	34428 SE OSPREY CT
008	362999	0250	3/14/05	\$281,086	1260	0	7	2005	3	3528	N	N	1962 24TH AV NE
008	362999	0070	5/3/05	\$303,264	1260	0	7	2005	3	2925	N	N	1961 25TH AV NE
008	362999	0020	9/26/05	\$380,000	1260	0	7	2005	3	2556	N	N	1903 25TH AV NE
008	362999	0020	5/27/05	\$321,419	1260	0	7	2005	3	2556	N	N	1903 25TH AV NE
008	362996	0630	9/24/04	\$267,990	1260	0	7	2003	3	1125	N	N	1901 18TH AV NE
008	362996	0600	2/10/04	\$250,990	1260	0	7	2003	3	1111	N	N	1746 NE PARK DR
008	362992	0540	10/27/03	\$263,975	1260	0	7	2003	3	2850	N	N	2559 NE IVY WY
008	362992	0480	11/21/03	\$262,320	1260	0	7	2003	3	3000	N	N	2457 NE IVY WY

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362992	0420	10/1/03	\$275,999	1260	0	7	2003	3	3160	N	N	2444 NE IVY WY
008	362992	0360	9/2/03	\$261,350	1260	0	7	2003	3	3160	N	N	2546 NE IVY WY
008	362992	0200	8/6/03	\$269,564	1260	0	7	2003	3	3000	N	N	2447 NE JEWELL LN
008	362992	0140	6/19/03	\$275,937	1260	0	7	2003	3	3000	N	N	2541 NE JEWELL LN
008	362992	0070	2/24/05	\$349,999	1260	0	7	2003	3	3338	N	N	2507 NE JULEP ST
008	362992	0300	8/26/03	\$271,569	1263	0	7	2003	3	3000	N	N	2532 NE IVERSON LN
008	082407	9053	1/27/05	\$350,000	1310	1310	7	1960	2	217800	N	N	30021 SE 26TH ST
008	689330	0085	8/28/05	\$356,000	1320	0	7	1964	3	20998	N	N	8404 308TH AV SE
008	362996	0590	12/29/03	\$263,308	1340	0	7	2003	3	1635	N	N	1740 NE PARK DR
008	082407	9027	10/7/05	\$775,000	1340	120	7	1980	4	283575	N	N	2901 303RD AV SE
008	362997	0770	11/29/05	\$378,000	1350	60	7	2004	3	1783	N	N	2625 NORTH STAR LN NE
008	362997	0770	8/18/04	\$276,800	1350	60	7	2004	3	1783	N	N	2625 NORTH STAR LN NE
008	362997	0750	8/23/05	\$398,000	1350	60	7	2004	3	1783	N	N	2725 NORTH STAR LN NE
008	362997	0750	8/3/04	\$276,800	1350	60	7	2004	3	1783	N	N	2725 NORTH STAR LN NE
008	362997	0650	12/7/04	\$281,745	1360	0	7	2005	3	1924	N	N	2436 28TH PL NE
008	362997	0630	12/15/04	\$276,800	1360	0	7	2005	3	1929	N	N	2464 28TH PL NE
008	102307	9071	5/24/05	\$449,000	1370	0	7	1987	3	122403	N	N	33018 SE 126TH ST
008	785323	0690	12/23/04	\$272,840	1380	0	7	2004	3	5219	N	N	7832 CORTLAND AV SE
008	785323	0500	8/26/04	\$268,395	1380	0	7	2004	3	6947	N	N	36901 SE BRAEBURN ST
008	785218	0080	4/12/05	\$286,116	1380	0	7	2005	3	3830	N	N	7822 FISHER AV SE
008	132406	9021	10/31/03	\$410,000	1380	0	7	1977	3	411206	N	N	26229 SE 42ND ST
008	785321	0230	12/29/04	\$280,000	1390	0	7	2004	3	3739	N	N	36724 SE GRAVENSTEIN CT
008	785321	0230	3/22/04	\$257,360	1390	0	7	2004	3	3739	N	N	36724 SE GRAVENSTEIN CT
008	785218	0530	8/24/05	\$369,900	1390	0	7	2004	3	4997	N	N	36402 SE WOODY CREEK LN
008	785218	0530	11/7/03	\$292,415	1390	0	7	2004	3	4997	N	N	36402 SE WOODY CREEK LN
008	785218	0480	3/1/04	\$265,895	1390	0	7	2004	3	3982	N	N	36411 SE FOREST ST
008	302407	9072	3/25/05	\$538,500	1390	0	7	1969	3	54910	N	N	6419 282ND AV SE
008	363008	0050	8/22/05	\$277,250	1400	0	7	2005	3	1701	N	N	2285 NE NATALIE WY
008	363008	0020	8/1/05	\$277,250	1400	0	7	2005	3	1644	N	N	2211 NE NATALIE WY
008	321095	0080	7/16/04	\$383,123	1420	730	7	1978	3	39449	N	N	5242 336TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785323	0670	12/13/04	\$289,443	1430	0	7	2004	3	5074	N	N	7916 CORTLAND AV SE
008	785218	0050	2/14/05	\$287,248	1430	0	7	2005	3	3658	N	N	7810 FISHER AV SE
008	363008	0040	8/15/05	\$277,250	1440	0	7	2005	3	2207	N	N	2259 NE NATALIE WY
008	363008	0030	8/1/05	\$282,250	1440	0	7	2005	3	2163	N	N	2227 NE NATALIE WY
008	363008	0010	8/29/05	\$285,568	1440	0	7	2005	3	2184	N	N	2203 NE NATALIE WY
008	362999	0310	6/7/05	\$360,945	1440	0	7	2005	3	2802	N	N	2488 NE KEYSTONE CT
008	362999	0270	6/6/05	\$399,950	1440	0	7	2005	3	3546	N	N	1932 24TH AV NE
008	362999	0270	2/25/05	\$294,409	1440	0	7	2005	3	3546	N	N	1932 24TH AV NE
008	362999	0200	3/14/05	\$286,720	1440	0	7	2005	3	3131	N	N	2467 NE KYLE CT
008	362999	0140	4/8/05	\$304,840	1440	0	7	2005	3	2888	N	N	2483 NE LARCHMOUNT ST
008	362999	0100	4/29/05	\$315,878	1440	0	7	2005	3	2683	N	N	2003 25TH AV NE
008	362992	0560	10/15/03	\$280,944	1440	0	7	2003	3	2850	N	N	2591 NE IVY WY
008	362992	0460	10/31/03	\$285,842	1440	0	7	2003	3	3000	N	N	2425 NE IVY WY
008	362992	0390	10/15/03	\$287,955	1440	0	7	2003	3	3216	N	N	2492 NE IVY WY
008	362992	0270	9/24/03	\$291,927	1440	0	7	2003	3	3000	N	N	2478 NE IVERSON LN
008	362992	0250	9/17/03	\$291,825	1440	0	7	2003	3	3000	N	N	2446 NE IVERSON LN
008	362992	0170	7/23/03	\$284,131	1440	0	7	2003	3	3021	N	N	2491 NE JEWELL LN
008	362992	0100	6/24/03	\$272,001	1440	0	7	2003	3	3028	N	N	2563 NE JULEP ST
008	362992	0040	7/16/03	\$273,061	1440	0	7	2003	3	3009	N	N	2469 NE JULEP ST
008	362992	0020	8/13/03	\$286,171	1440	0	7	2003	3	3004	N	N	2435 NE JULEP ST
008	362992	0330	8/18/03	\$282,665	1443	0	7	2003	3	3300	N	N	2580 NE IVERSON LN
008	785323	0550	10/4/04	\$279,000	1450	0	7	2004	3	5175	N	N	36911 SE BRAEBURN ST
008	785321	0240	4/6/04	\$295,930	1450	0	7	2004	3	3608	N	N	36726 SE GRAVENSTEIN CT
008	785321	0200	7/28/04	\$259,260	1450	0	7	2004	3	3812	N	N	36718 SE GRAVENSTEIN CT
008	785321	0170	10/8/04	\$285,565	1450	0	7	2004	3	3345	N	N	36708 SE GRAVENSTEIN CT
008	785321	0140	7/14/04	\$272,290	1450	0	7	2004	3	3850	N	N	36702 SE GRAVENSTEIN CT
008	785321	0070	7/1/04	\$276,000	1450	0	7	2004	3	4129	N	N	7623 SE ORCHARD DR
008	785321	0050	5/4/04	\$261,545	1450	0	7	2004	3	3748	N	N	7617 SE ORCHARD DR
008	785321	0030	7/31/04	\$263,322	1450	0	7	2004	3	3748	N	N	7609 SE ORCHARD DR
008	785218	0520	3/9/04	\$269,185	1450	0	7	2004	3	4843	N	N	36325 SE FOREST ST
008	182407	9037	9/27/05	\$595,950	1450	0	7	1978	3	228690	N	N	28625 SE 41ST ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785218	0640	10/23/03	\$276,805	1470	0	7	2004	3	4058	N	N	36510 SE WOODY CREEK LN
008	785215	0140	10/8/03	\$264,421	1470	0	7	2003	3	3999	N	N	35207 SE RIDGE ST
008	142406	9035	3/24/03	\$349,950	1480	730	7	1965	3	98446	N	N	25731 SE OLD BLACK NUGGET RD
008	785215	0610	2/24/03	\$270,394	1490	0	7	2003	3	4914	N	N	35108 SE KINSEY ST
008	785215	0440	3/27/03	\$255,137	1490	0	7	2003	3	4264	N	N	35232 SE KINSEY ST
008	785215	0160	7/7/05	\$307,000	1490	0	7	2003	3	4000	N	N	35215 SE RIDGE ST
008	785215	0160	4/28/03	\$267,846	1490	0	7	2003	3	4000	N	N	35215 SE RIDGE ST
008	785215	0100	3/17/03	\$259,217	1490	0	7	2003	3	3960	N	N	35123 SE RIDGE ST
008	302407	9106	8/31/05	\$439,950	1490	0	7	1983	4	95832	N	N	6511 289TH AV SE
008	363008	0060	8/17/05	\$277,250	1500	0	7	2005	3	2459	N	N	2297 NE NATALIE WY
008	252406	9067	11/8/05	\$351,000	1500	0	7	1970	3	88862	N	N	27516 SE HIGH POINT WY
008	785215	0590	6/8/05	\$345,000	1530	0	7	2003	3	4914	N	N	35116 SE KINSEY ST
008	785215	0590	2/11/03	\$266,960	1530	0	7	2003	3	4914	N	N	35116 SE KINSEY ST
008	785215	0540	4/16/03	\$267,470	1530	0	7	2003	3	4232	N	N	35206 SE KINSEY ST
008	785215	0490	3/7/03	\$287,564	1530	0	7	2003	3	4873	N	N	35218 SE KINSEY ST
008	321095	0340	1/20/05	\$384,000	1530	700	7	1975	3	32893	N	N	33249 SE 52ND ST
008	785218	0620	9/30/03	\$274,872	1540	0	7	2004	3	4067	N	N	36502 SE WOODY CREEK LN
008	785218	0440	12/9/05	\$382,000	1540	0	7	2004	3	3982	N	N	36427 SE FOREST ST
008	785218	0440	10/21/03	\$264,045	1540	0	7	2004	3	3982	N	N	36427 SE FOREST ST
008	785205	0220	5/12/04	\$261,000	1540	0	7	1999	3	3237	N	N	7908 DOUGLAS AV SE
008	785205	0150	2/17/04	\$274,000	1540	0	7	1999	3	3323	N	N	7826 DOUGLAS AV SE
008	785205	0120	9/24/03	\$271,000	1540	0	7	1999	3	3222	N	N	7814 DOUGLAS AV SE
008	785205	0050	7/12/05	\$335,250	1540	0	7	1999	3	3222	N	N	7722 DOUGLAS AV SE
008	785205	0020	4/28/03	\$262,000	1540	0	7	1999	3	3222	N	N	7712 DOUGLAS AV SE
008	321095	0500	9/4/03	\$289,000	1540	960	7	1977	4	37896	N	N	33633 SE 55TH ST
008	785206	0540	6/22/04	\$274,500	1548	0	7	2000	3	3426	N	N	7829 INGRAM LN SE
008	785206	0500	9/23/05	\$345,000	1548	0	7	2000	3	3411	N	N	7821 INGRAM LN SE
008	785206	0380	11/22/05	\$375,000	1548	0	7	2000	3	5912	N	N	7815 BAKER AV SE
008	785206	0270	5/24/05	\$319,950	1548	0	7	2000	3	3210	N	N	34710 SE KINSEY ST
008	785206	0270	7/12/04	\$274,000	1548	0	7	2000	3	3210	N	N	34710 SE KINSEY ST
008	785206	0230	9/27/05	\$354,000	1548	0	7	2000	3	3405	N	N	34632 SE KINSEY ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785206	0190	6/11/04	\$271,900	1548	0	7	2000	3	3706	N	N	7628 DOUGLAS AV SE
008	785206	0160	12/7/05	\$375,000	1548	0	7	2000	3	4804	N	N	7618 DOUGLAS AV SE
008	785206	0160	8/18/04	\$280,000	1548	0	7	2000	3	4804	N	N	7618 DOUGLAS AV SE
008	785206	0120	10/6/03	\$262,000	1548	0	7	2000	3	3675	N	N	34725 SE RIDGE ST
008	785206	0090	3/22/04	\$273,500	1548	0	7	2000	3	3658	N	N	34735 SE RIDGE ST
008	785206	0050	4/6/05	\$319,900	1548	0	7	2000	3	3444	N	N	34803 SE RIDGE ST
008	302407	9030	2/9/05	\$305,000	1570	0	7	1983	3	439520	N	N	28411 SE PRESTON WY
008	785206	0550	3/22/05	\$317,000	1586	0	7	2000	3	4746	N	N	7831 INGRAM LN SE
008	785206	0510	5/16/03	\$261,495	1586	0	7	2000	3	3661	N	N	7823 INGRAM LN SE
008	785206	0490	11/20/03	\$262,500	1586	0	7	2000	3	3411	N	N	7817 INGRAM LN SE
008	785206	0490	4/29/05	\$329,000	1586	0	7	2000	3	3411	N	N	7817 INGRAM LN SE
008	785206	0470	5/28/04	\$274,500	1586	0	7	2000	3	3746	N	N	7813 INGRAM LN SE
008	785206	0470	3/25/03	\$262,000	1586	0	7	2000	3	3746	N	N	7813 INGRAM LN SE
008	785206	0440	8/21/03	\$265,000	1586	0	7	2000	3	3038	N	N	7804 INGRAM LN SE
008	785206	0390	11/17/05	\$363,000	1586	0	7	2000	3	3981	N	N	7819 BAKER AV SE
008	785206	0370	8/4/05	\$350,000	1586	0	7	2000	3	4242	N	N	34802 SE KINSEY ST
008	785206	0350	12/30/03	\$270,000	1586	0	7	2000	3	3182	N	N	34736 SE KINSEY ST
008	785206	0200	6/10/03	\$264,000	1586	0	7	2000	3	3538	N	N	7632 DOUGLAS AV SE
008	785206	0150	9/21/05	\$362,000	1586	0	7	2000	3	4881	N	N	34713 SE RIDGE ST
008	785205	0210	9/21/05	\$350,000	1590	0	7	1999	3	3248	N	N	7906 DOUGLAS AV SE
008	785205	0210	3/17/03	\$249,950	1590	0	7	1999	3	3248	N	N	7906 DOUGLAS AV SE
008	689330	0470	11/4/03	\$249,950	1590	690	7	1950	3	36932	N	N	8540 312TH PL SE
008	363015	0290	7/13/05	\$320,900	1590	0	7	2005	3	2520	N	N	1972 25TH AV NE
008	362997	0570	10/21/04	\$302,295	1590	0	7	2004	3	2926	N	N	2457 30TH ST NE
008	362997	0550	10/13/04	\$299,800	1590	0	7	2004	3	2584	N	N	2431 30TH ST NE
008	362997	0530	10/8/04	\$301,000	1590	0	7	2004	3	2584	N	N	2419 30TH ST NE
008	362997	0500	9/21/04	\$302,300	1590	0	7	2004	3	3075	N	N	2909 NE MAGNOLIA ST
008	362997	0420	7/13/04	\$302,300	1590	0	7	2004	3	3076	N	N	2637 NE MAGNOLIA ST
008	362997	0400	9/8/04	\$325,500	1590	0	7	2004	3	3229	N	N	2569 NE MAGNOLIA ST
008	362997	0400	7/8/04	\$301,815	1590	0	7	2004	3	3229	N	N	2569 NE MAGNOLIA ST
008	292407	9049	1/12/04	\$335,000	1590	0	7	1981	3	90791	N	N	29318 SE PRESTON WY

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362997	0790	9/1/04	\$317,800	1600	250	7	2004	3	2608	N	N	2525 NORTH STAR LN NE
008	362997	0780	8/31/04	\$296,635	1600	250	7	2004	3	2183	N	N	2575 NORTH STAR LN NE
008	362997	0760	8/12/04	\$317,800	1600	250	7	2004	3	1783	N	N	2675 NORTH STAR LN NE
008	362997	0740	8/30/04	\$317,800	1600	250	7	2004	3	2231	N	N	2775 NORTH STAR LN NE
008	362997	0670	12/30/05	\$439,950	1600	250	7	2005	3	2236	N	N	2406 28TH PL NE
008	362997	0670	11/23/04	\$322,745	1600	250	7	2005	3	2236	N	N	2406 28TH PL NE
008	362997	0660	12/6/04	\$322,800	1600	250	7	2005	3	1924	N	N	2418 28TH PL NE
008	362997	0640	12/15/04	\$322,755	1600	250	7	2005	3	1924	N	N	2450 28TH PL NE
008	362997	0620	12/22/04	\$317,800	1600	250	7	2005	3	1836	N	N	2488 28TH PL NE
008	362997	0610	12/22/04	\$293,800	1600	0	7	2005	3	2375	N	N	2492 28TH PL NE
008	362997	0600	12/22/04	\$317,800	1600	0	7	2005	3	2227	N	N	2825 NORTH STAR LN NE
008	362997	0590	10/27/04	\$296,335	1600	0	7	2005	3	2007	N	N	2885 NORTH STAR LN NE
008	362997	0580	10/21/04	\$298,615	1600	0	7	2005	3	2438	N	N	2925 NORTH STAR LN NE
008	222407	9064	9/11/04	\$324,950	1610	0	7	1984	3	39809	N	N	4927 PRESTON-FALL CITY RD SE
008	785323	0730	10/25/05	\$364,000	1620	0	7	2004	3	4707	N	N	7824 CORTLAND AV SE
008	785323	0730	11/8/04	\$285,111	1620	0	7	2004	3	4707	N	N	7824 CORTLAND AV SE
008	785323	0630	10/19/04	\$295,945	1620	0	7	2004	3	5007	N	N	7817 MELROSE LN SE
008	785323	0580	9/15/04	\$315,261	1620	0	7	2004	3	7916	N	N	7727 MELROSE LN SE
008	785323	0560	8/27/04	\$281,689	1620	0	7	2004	3	5892	N	N	7717 MELROSE LN SE
008	362999	0340	6/20/05	\$332,623	1630	0	7	2005	3	3348	N	N	2422 NE KEYSTONE CT
008	362999	0320	6/6/05	\$342,192	1630	0	7	2005	3	2751	N	N	2466 NE KEYSTONE CT
008	362999	0280	2/24/05	\$341,377	1630	0	7	2005	3	3817	N	N	1918 24TH AV NE
008	362999	0260	3/8/05	\$319,669	1630	0	7	2005	3	3025	N	N	1944 24TH AV NE
008	362999	0230	3/22/05	\$316,714	1630	0	7	2005	3	3915	N	N	1990 24TH AV NE
008	362999	0220	3/28/05	\$318,854	1630	0	7	2005	3	4065	N	N	2495 NE KYLE CT
008	362999	0190	3/14/05	\$322,863	1630	0	7	2005	3	3131	N	N	2445 NE KYLE CT
008	362999	0170	4/1/05	\$316,400	1630	0	7	2005	3	3365	N	N	2425 NE LARCHMOUNT ST
008	362999	0150	4/8/05	\$316,088	1630	0	7	2005	3	2888	N	N	2469 NE LARCHMOUNT ST
008	362999	0130	4/25/05	\$323,167	1630	0	7	2005	3	2888	N	N	2495 NE LARCHMOUNT ST
008	362999	0110	4/29/05	\$331,916	1630	0	7	2005	3	2520	N	N	2009 25TH AV NE
008	362999	0080	11/7/05	\$424,000	1630	0	7	2005	3	2925	N	N	1975 25TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362999	0080	4/29/05	\$337,585	1630	0	7	2005	3	2925	N	N	1975 25TH AV NE
008	362999	0060	5/4/05	\$321,180	1630	0	7	2005	3	2925	N	N	1947 25TH AV NE
008	362999	0040	5/5/05	\$327,970	1630	0	7	2005	3	2925	N	N	1919 25TH AV NE
008	362999	0010	6/3/05	\$320,580	1630	0	7	2005	3	8940	N	N	1897 25TH AV NE
008	362992	0550	10/16/03	\$306,902	1630	0	7	2003	3	2850	N	N	2575 NE IVY WY
008	362992	0520	10/27/03	\$303,331	1630	0	7	2003	3	2850	N	N	2527 NE IVY WY
008	362992	0500	11/17/03	\$305,340	1630	0	7	2003	3	3068	N	N	2489 NE IVY WY
008	362992	0450	11/3/03	\$304,951	1630	0	7	2003	3	3007	N	N	2409 NE IVY WY
008	362992	0430	10/7/03	\$302,427	1630	0	7	2003	3	3160	N	N	2428 NE IVY WY
008	362992	0400	2/13/04	\$330,000	1630	0	7	2003	3	3160	N	N	2476 NE IVY WY
008	362992	0400	10/9/03	\$298,883	1630	0	7	2003	3	3160	N	N	2476 NE IVY WY
008	362992	0380	9/17/03	\$306,949	1630	0	7	2003	3	3459	N	N	2514 NE IVY WY
008	362992	0350	9/17/03	\$302,476	1630	0	7	2003	3	3160	N	N	2562 NE IVY WY
008	362992	0320	5/26/04	\$335,000	1630	0	7	2003	3	3000	N	N	2564 NE IVERSON LN
008	362992	0320	9/4/03	\$306,950	1630	0	7	2003	3	3000	N	N	2564 NE IVERSON LN
008	362992	0290	9/11/03	\$306,944	1630	0	7	2003	3	3296	N	N	2516 NE IVERSON LN
008	362992	0230	11/8/05	\$420,000	1630	0	7	2003	3	3033	N	N	2414 NE IVERSON LN
008	362992	0230	9/12/03	\$300,195	1630	0	7	2003	3	3033	N	N	2414 NE IVERSON LN
008	362992	0210	10/26/04	\$335,000	1630	0	7	2003	3	3000	N	N	2427 NE JEWELL LN
008	362992	0210	8/11/03	\$305,168	1630	0	7	2003	3	3000	N	N	2427 NE JEWELL LN
008	362992	0180	7/30/03	\$306,449	1630	0	7	2003	3	3000	N	N	2475 NE JEWELL LN
008	362992	0160	7/16/03	\$306,371	1630	0	7	2003	3	3317	N	N	2509 NE JEWELL LN
008	362992	0130	7/2/03	\$306,246	1630	0	7	2003	3	3000	N	N	2561 NE JEWELL LN
008	362992	0110	6/22/03	\$295,210	1630	0	7	2003	3	3321	N	N	2587 NE JULEP ST
008	362992	0080	8/7/03	\$296,105	1630	0	7	2003	3	3023	N	N	2531 NE JULEP ST
008	362992	0050	7/15/03	\$296,603	1630	0	7	2003	3	3012	N	N	2483 NE JULEP ST
008	362992	0010	2/15/05	\$362,000	1630	0	7	2003	3	3055	N	N	2419 NE JULEP ST
008	362992	0010	7/30/03	\$295,760	1630	0	7	2003	3	3055	N	N	2419 NE JULEP ST
008	042307	9045	4/20/05	\$418,500	1630	0	7	1943	4	359370	N	N	9908 UPPER PRESTON RD SE
008	222406	9058	4/4/03	\$353,000	1640	1140	7	1963	4	29371	N	N	23717 SE BLACK NUGGET RD
008	785323	0710	10/7/04	\$286,208	1650	0	7	2004	3	4205	N	N	7828 CORTLAND AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362997	0710	11/3/04	\$302,285	1660	0	7	2005	3	2448	N	N	2445 28TH PL NE
008	362997	0690	11/9/04	\$299,800	1660	0	7	2005	3	2448	N	N	2415 28TH PL NE
008	785327	0930	7/26/05	\$305,370	1690	0	7	2005	3	4246	N	N	6507 DOUGLAS AV SE
008	222407	9106	4/24/03	\$277,950	1690	0	7	1998	3	41800	N	N	4907 328TH WY SE
008	785218	0660	10/7/03	\$289,705	1700	0	7	2004	3	4058	N	N	36518 SE WOODY CREEK LN
008	785218	0590	11/18/03	\$272,185	1700	0	7	2004	3	4787	N	N	36426 SE WOODY CREEK LN
008	785218	0560	12/30/03	\$284,825	1700	0	7	2004	3	4125	N	N	36414 SE WOODY CREEK LN
008	785218	0490	1/7/04	\$283,870	1700	0	7	2004	3	3982	N	N	36407 SE FOREST ST
008	785218	0460	3/15/04	\$269,520	1700	0	7	2004	3	3982	N	N	36419 SE FOREST ST
008	785218	0450	2/10/04	\$284,735	1700	0	7	2004	3	3982	N	N	36423 SE FOREST ST
008	785218	0390	1/13/04	\$274,780	1700	0	7	2004	3	4043	N	N	36513 SE FOREST ST
008	785218	0030	10/20/05	\$353,415	1700	0	7	2003	3	3519	N	N	7802 FISHER AV SE
008	785215	0520	9/18/03	\$271,625	1700	0	7	2003	3	4235	N	N	35210 SE KINSEY ST
008	785215	0460	6/2/03	\$272,166	1700	0	7	2003	3	4324	N	N	35228 SE KINSEY ST
008	785215	0450	7/25/04	\$324,900	1700	0	7	2003	3	4771	N	N	35230 SE KINSEY ST
008	785215	0450	3/10/03	\$287,937	1700	0	7	2003	3	4771	N	N	35230 SE KINSEY ST
008	785215	0430	3/24/03	\$268,103	1700	0	7	2003	3	5663	N	N	35305 SE KINSEY ST
008	785215	0420	5/1/03	\$293,817	1700	0	7	2003	3	5814	N	N	35308 SE KINSEY ST
008	785215	0400	7/1/03	\$278,109	1700	0	7	2003	3	5020	N	N	35316 SE KINSEY ST
008	785215	0360	6/23/03	\$291,234	1700	0	7	2003	3	6393	N	N	35332 SE KINSEY ST
008	785215	0330	10/13/03	\$285,407	1700	0	7	2004	3	4058	N	N	7423 FAIRWAY AV SE
008	785215	0330	7/6/04	\$314,000	1700	0	7	2004	3	4058	N	N	7423 FAIRWAY AV SE
008	785215	0280	8/29/03	\$301,719	1700	0	7	2003	3	4540	N	N	35329 SE RIDGE ST
008	785215	0260	11/26/03	\$277,550	1700	0	7	2004	3	4400	N	N	35321 SE RIDGE ST
008	785215	0230	10/14/03	\$279,639	1700	0	7	2004	3	4077	N	N	35309 SE RIDGE ST
008	785215	0200	3/10/03	\$277,096	1700	0	7	2003	3	6396	N	N	35231 SE RIDGE ST
008	785215	0180	5/30/03	\$290,660	1700	0	7	2003	3	4000	N	N	35223 SE RIDGE ST
008	785215	0150	3/1/03	\$301,534	1700	0	7	2003	3	4444	N	N	35211 SE RIDGE ST
008	785215	0120	5/20/03	\$281,190	1700	0	7	2003	3	4000	N	N	35131 SE RIDGE ST
008	785215	0090	3/14/03	\$282,096	1700	0	7	2003	3	4417	N	N	35119 SE RIDGE ST
008	785215	0050	2/5/03	\$274,121	1700	0	7	2003	3	4088	N	N	35105 SE RIDGE ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785215	0020	12/10/04	\$317,950	1700	0	7	2003	3	3982	N	N	35027 SE RIDGE ST
008	785215	0020	1/17/03	\$289,642	1700	0	7	2003	3	3982	N	N	35027 SE RIDGE ST
008	785215	0010	8/15/05	\$369,000	1700	0	7	2003	3	5305	N	N	35023 SE RIDGE ST
008	785215	0010	1/9/03	\$282,925	1700	0	7	2003	3	5305	N	N	35023 SE RIDGE ST
008	785327	1050	7/26/05	\$314,025	1720	0	7	2005	3	5562	N	N	6604 SILENT CREEK AV SE
008	785327	1030	7/14/05	\$320,170	1720	0	7	2005	3	4831	N	N	34620 SE CARMICHAEL ST
008	785327	1000	7/6/05	\$305,035	1720	0	7	2005	3	6426	N	N	34616 SE CARMICHAEL ST
008	785327	0960	8/15/05	\$302,230	1720	0	7	2005	3	4618	N	N	6519 DOUGLAS AV SE
008	785327	0900	7/18/05	\$308,765	1720	0	7	2005	3	5036	N	N	6419 DOUGLAS AV SE
008	363015	0240	8/3/05	\$346,135	1730	0	7	2005	3	2844	N	N	1902 25TH AV NE
008	362997	0540	10/6/04	\$326,270	1730	0	7	2004	3	2584	N	N	2427 30TH ST NE
008	362997	0390	6/11/04	\$326,290	1730	0	7	2004	3	3303	N	N	2535 NE MAGNOLIA ST
008	785218	0060	3/8/05	\$315,424	1740	0	7	2005	3	3727	N	N	7814 FISHER AV SE
008	302407	9089	10/25/04	\$398,000	1750	0	7	1993	3	95396	N	N	28701 SE 67TH ST
008	363015	0280	8/11/05	\$342,300	1770	0	7	2005	3	2520	N	N	1958 25TH AV NE
008	363015	0260	7/25/05	\$346,300	1770	0	7	2005	3	2520	N	N	1930 25TH AV NE
008	362997	0720	6/29/05	\$400,000	1770	0	7	2005	3	2667	N	N	2467 28TH PL NE
008	362997	0720	11/3/04	\$326,280	1770	0	7	2005	3	2667	N	N	2467 28TH PL NE
008	362997	0700	11/9/04	\$324,490	1770	0	7	2005	3	2448	N	N	2433 28TH PL NE
008	362997	0560	10/13/04	\$321,800	1770	0	7	2004	3	2584	N	N	2445 30TH ST NE
008	362997	0430	7/20/04	\$322,250	1770	0	7	2004	3	3076	N	N	2673 NE MAGNOLIA ST
008	785205	0200	3/31/03	\$270,000	1780	0	7	1999	3	3273	N	N	7904 DOUGLAS AV SE
008	785205	0180	12/1/04	\$318,000	1780	0	7	1999	3	3324	N	N	7832 DOUGLAS AV SE
008	222407	9027	8/19/03	\$281,000	1790	0	7	1997	3	51559	N	N	4833 328TH WY SE
008	785205	0100	7/26/05	\$338,500	1800	0	7	1999	3	3222	N	N	7806 DOUGLAS AV SE
008	785205	0080	2/2/05	\$324,990	1800	0	7	1999	3	3222	N	N	7732 DOUGLAS AV SE
008	785206	0530	9/2/03	\$278,500	1802	0	7	2000	3	3427	N	N	7827 INGRAM LN SE
008	785206	0520	4/25/05	\$341,000	1802	0	7	2000	3	3911	N	N	7825 INGRAM LN SE
008	785206	0430	6/23/05	\$345,500	1802	0	7	2000	3	3087	N	N	7806 INGRAM LN SE
008	785206	0340	9/10/03	\$301,000	1802	0	7	2000	3	3189	N	N	34732 SE KINSEY ST
008	785206	0280	3/6/05	\$325,000	1802	0	7	2000	3	3208	N	N	34712 SE KINSEY ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785206	0260	12/10/04	\$317,500	1802	0	7	2000	3	3213	N	N	34708 SE KINSEY ST
008	785206	0170	4/6/05	\$324,000	1802	0	7	2000	3	3707	N	N	7622 DOUGLAS AV SE
008	785206	0060	10/15/04	\$318,000	1802	0	7	2000	3	3420	N	N	34743 SE RIDGE ST
008	785206	0060	8/8/03	\$292,500	1802	0	7	2000	3	3420	N	N	34743 SE RIDGE ST
008	363015	0300	8/12/05	\$346,270	1830	0	7	2005	3	2861	N	N	1986 25TH AV NE
008	363015	0270	6/16/05	\$346,270	1830	0	7	2005	3	2520	N	N	1944 25TH AV NE
008	363015	0250	8/23/05	\$344,825	1830	0	7	2005	3	2861	N	N	1916 25TH AV NE
008	363015	0020	9/2/05	\$449,950	1830	0	7	2005	3	3555	N	N	2010 25TH AV NE
008	363015	0020	6/28/05	\$346,210	1830	0	7	2005	3	3555	N	N	2010 25TH AV NE
008	363015	0010	8/3/05	\$346,095	1830	0	7	2005	3	3314	N	N	2000 25TH AV NE
008	362997	0730	10/25/04	\$321,800	1830	0	7	2005	3	3042	N	N	2481 28TH PL NE
008	362997	0680	11/10/04	\$321,800	1830	0	7	2005	3	2856	N	N	2405 28TH PL NE
008	362997	0510	9/29/04	\$326,295	1830	0	7	2004	3	3199	N	N	2943 NE MAGNOLIA ST
008	362997	0490	9/20/04	\$321,800	1830	0	7	2004	3	3075	N	N	2875 NE MAGNOLIA ST
008	362997	0480	9/14/04	\$326,300	1830	0	7	2004	3	3416	N	N	2841 NE MAGNOLIA ST
008	362997	0470	9/13/04	\$321,800	1830	0	7	2004	3	3504	N	N	2807 NE MAGNOLIA ST
008	362997	0460	9/7/04	\$326,270	1830	0	7	2004	3	3071	N	N	2773 NE MAGNOLIA ST
008	362997	0450	9/7/04	\$326,300	1830	0	7	2004	3	3612	N	N	2739 NE MAGNOLIA ST
008	362997	0440	7/20/04	\$326,300	1830	0	7	2004	3	3461	N	N	2705 NE MAGNOLIA ST
008	362997	0410	7/11/04	\$325,755	1830	0	7	2004	3	3076	N	N	2603 NE MAGNOLIA ST
008	362997	0380	6/1/05	\$427,000	1830	0	7	2004	3	4470	N	N	2501 NE MAGNOLIA ST
008	362997	0380	6/9/04	\$326,300	1830	0	7	2004	3	4470	N	N	2501 NE MAGNOLIA ST
008	202407	9063	6/9/05	\$640,000	1830	940	7	1987	3	223462	N	N	30111 SE 58TH ST
008	272407	9043	8/9/05	\$576,000	1860	0	7	1982	3	226512	N	N	33321 SE 76TH ST
008	785202	0400	7/8/05	\$400,000	1890	0	7	1999	3	3938	N	N	7525 DOGWOOD LN SE
008	362999	0330	6/9/05	\$369,622	1890	0	7	2005	3	2823	N	N	2444 NE KEYSTONE CT
008	362999	0300	4/7/05	\$415,000	1890	0	7	2005	3	4068	N	N	2494 NE KEYSTONE CT
008	362999	0300	2/24/05	\$347,344	1890	0	7	2005	3	4068	N	N	2494 NE KEYSTONE CT
008	362999	0290	5/20/05	\$398,000	1890	0	7	2005	3	3817	N	N	1904 24TH AV NE
008	362999	0290	2/17/05	\$365,489	1890	0	7	2005	3	3817	N	N	1904 24TH AV NE
008	362999	0240	3/14/05	\$336,077	1890	0	7	2005	3	3817	N	N	1978 24TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362999	0210	3/21/05	\$356,826	1890	0	7	2005	3	3280	N	N	2491 NE KYLE CT
008	362999	0180	4/1/05	\$353,023	1890	0	7	2005	3	3615	N	N	2423 NE KYLE CT
008	362999	0160	4/8/05	\$343,550	1890	0	7	2005	3	2888	N	N	2447 NE LARCHMOUNT ST
008	362999	0120	4/12/05	\$342,920	1890	0	7	2005	3	3365	N	N	2499 NE LARCHMOUNT ST
008	362999	0090	4/29/05	\$350,251	1890	0	7	2005	3	3369	N	N	1989 25TH AV NE
008	362999	0050	5/5/05	\$349,961	1890	0	7	2005	3	2925	N	N	1933 25TH AV NE
008	362999	0030	5/31/05	\$352,161	1890	0	7	2005	3	2900	N	N	1909 25TH AV NE
008	362992	0530	10/27/03	\$326,950	1890	0	7	2003	3	2850	N	N	2543 NE IVY WY
008	362992	0510	11/3/03	\$326,939	1890	0	7	2003	3	2972	N	N	2511 NE IVY WY
008	362992	0490	11/10/03	\$322,542	1890	0	7	2003	3	3000	N	N	2473 NE IVY WY
008	362992	0470	11/10/03	\$326,949	1890	0	7	2003	3	3000	N	N	2441 NE IVY WY
008	362992	0440	11/28/05	\$450,000	1890	0	7	2003	3	3183	N	N	2412 NE IVY WY
008	362992	0440	10/1/03	\$320,553	1890	0	7	2003	3	3183	N	N	2412 NE IVY WY
008	362992	0410	10/6/03	\$321,417	1890	0	7	2003	3	3160	N	N	2460 NE IVY WY
008	362992	0370	9/8/03	\$326,824	1890	0	7	2003	3	3160	N	N	2530 NE IVY WY
008	362992	0340	9/20/05	\$445,000	1890	0	7	2003	3	3477	N	N	2578 NE IVY WY
008	362992	0340	8/29/03	\$317,945	1890	0	7	2003	3	3477	N	N	2578 NE IVY WY
008	362992	0310	8/20/03	\$326,950	1890	0	7	2003	3	3000	N	N	2548 NE IVERSON LN
008	362992	0280	9/22/03	\$326,932	1890	0	7	2003	3	3042	N	N	2494 NE IVERSON LN
008	362992	0260	9/29/03	\$326,914	1890	0	7	2003	3	3000	N	N	2462 NE IVERSON LN
008	362992	0240	9/17/03	\$326,904	1890	0	7	2003	3	3000	N	N	2430 NE IVERSON LN
008	362992	0220	4/27/04	\$377,000	1890	0	7	2003	3	3054	N	N	2415 NE JEWELL LN
008	362992	0220	8/13/03	\$326,926	1890	0	7	2003	3	3054	N	N	2415 NE JEWELL LN
008	362992	0190	8/13/03	\$326,908	1890	0	7	2003	3	3000	N	N	2467 NE JEWELL LN
008	362992	0150	7/8/03	\$325,006	1890	0	7	2003	3	3000	N	N	2529 NE JEWELL LN
008	362992	0120	7/1/03	\$326,950	1890	0	7	2003	3	3299	N	N	2589 NE JEWELL LN
008	362992	0090	8/7/03	\$331,660	1890	0	7	2003	3	3025	N	N	2547 NE JULEP ST
008	362992	0060	6/10/04	\$454,800	1890	0	7	2003	3	3012	N	N	2499 NE JULEP ST
008	362992	0060	7/9/03	\$311,577	1890	0	7	2003	3	3012	N	N	2499 NE JULEP ST
008	362992	0030	7/23/03	\$313,280	1890	0	7	2003	3	3006	N	N	2451 NE JULEP ST
008	785205	0160	12/13/05	\$375,000	1920	0	7	1999	3	3388	N	N	7828 DOUGLAS AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785206	0180	6/28/04	\$265,500	1922	0	7	2000	3	3706	N	N	7624 DOUGLAS AV SE
008	785323	0700	10/22/04	\$306,485	1960	0	7	2004	3	4205	N	N	7830 CORTLAND AV SE
008	785323	0610	10/1/04	\$312,482	1960	0	7	2004	3	6756	N	N	7809 MELROSE LN SE
008	785323	0520	11/1/04	\$333,324	1960	0	7	2004	3	5161	N	N	36905 SE BRAEBURN ST
008	785323	0510	9/8/04	\$314,762	1960	0	7	2004	3	4309	N	N	36903 SE BRAEBURN ST
008	785215	0580	5/22/03	\$279,001	1960	0	7	2003	3	4914	N	N	35102 SE KINSEY ST
008	785215	0530	3/3/03	\$305,646	1960	0	7	2003	3	4709	N	N	35208 SE KINSEY ST
008	785215	0510	9/22/03	\$287,950	1960	0	7	2003	3	4696	N	N	35212 SE KINSEY ST
008	785215	0500	4/15/03	\$282,424	1960	0	7	2003	3	4399	N	N	35214 SE KINSEY ST
008	785215	0410	7/15/03	\$298,467	1960	0	7	2003	3	5062	N	N	35312 SE KINSEY ST
008	785215	0170	4/2/03	\$302,985	1960	0	7	2003	3	4444	N	N	35219 SE RIDGE ST
008	785215	0130	2/10/03	\$304,457	1960	0	7	2003	3	4444	N	N	35203 SE RIDGE ST
008	785215	0030	4/15/03	\$276,997	1960	0	7	2003	3	4088	N	N	35031 SE RIDGE ST
008	785321	0210	3/4/04	\$304,035	1970	0	7	2004	3	3667	N	N	36720 SE GRAVENSTEIN CT
008	785321	0190	8/9/04	\$331,380	1970	0	7	2004	3	3469	N	N	36712 SE GRAVENSTEIN CT
008	785321	0160	9/21/04	\$294,359	1970	0	7	2004	3	3184	N	N	36706 SE GRAVENSTEIN CT
008	785321	0130	6/24/04	\$322,975	1970	0	7	2004	3	3773	N	N	36701 SE GRAVENSTEIN CT
008	785321	0110	6/1/04	\$299,000	1970	0	7	2004	3	4960	N	N	36705 SE GRAVENSTEIN CT
008	785321	0040	6/14/04	\$284,995	1970	0	7	2003	3	3748	N	N	7613 SE ORCHARD DR
008	785218	0650	12/11/03	\$298,605	1970	0	7	2004	3	4058	N	N	36514 SE WOODY CREEK LN
008	785218	0540	12/12/05	\$400,000	1970	0	7	2004	3	4105	N	N	36406 SE WOODY CREEK LN
008	785218	0540	1/28/04	\$298,895	1970	0	7	2004	3	4105	N	N	36406 SE WOODY CREEK LN
008	785218	0500	12/10/03	\$289,865	1970	0	7	2004	3	3982	N	N	36403 SE FOREST ST
008	785217	0710	7/2/03	\$314,192	1970	0	7	2003	3	3902	N	N	6432 WEST CREST VIEW LP SE
008	785215	0380	3/13/04	\$283,630	1970	0	7	2004	3	5740	N	N	35324 SE KINSEY ST
008	785215	0290	8/12/03	\$297,222	1970	0	7	2003	3	5454	N	N	35333 SE RIDGE ST
008	785215	0220	9/21/03	\$298,235	1970	0	7	2003	3	4036	N	N	35305 SE RIDGE ST
008	785215	0040	8/1/03	\$280,050	1970	0	7	2003	3	4088	N	N	35101 SE RIDGE ST
008	785327	1080	4/25/05	\$350,030	1980	0	7	2005	3	4557	N	N	6524 SILENT CREEK AV SE
008	785321	0150	10/27/04	\$319,649	1990	0	7	2004	3	3171	N	N	36704 SE GRAVENSTEIN CT
008	785327	0980	6/13/05	\$313,313	2020	0	7	2005	3	4618	N	N	25013 SE 18TH ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785327	0970	8/4/05	\$326,280	2020	0	7	2005	3	4618	N	N	6521 DOUGLAS AV SE
008	785213	0840	7/13/04	\$343,500	2030	0	7	2002	3	5746	N	N	7117 SILENT CREEK AV SE
008	785213	0510	1/14/03	\$299,745	2040	0	7	2003	3	4969	N	N	7324 SILENT CREEK AV SE
008	102307	9055	9/17/03	\$357,000	2060	0	7	1983	3	13300	N	N	33420 SE 126TH ST
008	785321	0060	6/1/04	\$297,780	2070	0	7	2004	3	4310	N	N	7621 SE ORCHARD DR
008	785218	0510	12/23/03	\$295,545	2070	0	7	2004	3	3982	N	N	36329 SE FOREST ST
008	785218	0430	12/10/03	\$294,155	2070	0	7	2004	3	3982	N	N	36431 SE FOREST ST
008	785215	0660	7/21/05	\$374,000	2070	0	7	2002	3	4141	N	N	34833 SE RIDGE ST
008	322407	9083	7/9/04	\$349,000	2070	0	7	1981	3	79279	N	N	8615 297TH AV SE
008	785323	0740	11/10/04	\$339,817	2080	0	7	2004	3	6170	N	N	7822 CORTLAND AV SE
008	785323	0720	11/17/04	\$292,440	2080	0	7	2004	3	4307	N	N	7826 CORTLAND AV SE
008	785323	0530	9/2/04	\$299,830	2080	0	7	2004	3	5249	N	N	36907 SE BRAEBURN ST
008	212407	9081	5/24/05	\$426,760	2090	0	7	1988	3	207781	N	N	32307 SE 58TH ST
008	785321	0090	4/21/04	\$290,875	2100	0	7	2005	3	3692	N	N	7631 ORCHARD AV SE
008	182407	9038	2/25/04	\$400,000	2100	840	7	1985	3	63162	N	N	27620 SE ISSAQAH-FALL CITY RD
008	785215	0240	9/1/03	\$289,920	2110	0	7	2003	3	4126	N	N	35313 SE RIDGE ST
008	785215	0190	5/4/03	\$302,396	2110	0	7	2003	3	4343	N	N	35227 SE RIDGE ST
008	312507	9061	6/12/03	\$424,000	2110	0	7	1996	3	208133	N	N	427 286TH AV SE
008	785215	0630	4/28/05	\$355,000	2120	0	7	2002	3	5733	N	N	34821 SE RIDGE ST
008	785213	0110	1/16/03	\$296,585	2120	0	7	2002	3	4266	N	N	7205 DOUGLAS AV SE
008	785213	0090	10/20/05	\$418,000	2120	0	7	2002	3	4171	N	N	7213 DOUGLAS AV SE
008	785213	0030	7/15/04	\$329,950	2120	0	7	2002	3	3983	N	N	7313 DOUGLAS AV SE
008	785203	1020	5/28/03	\$296,950	2120	0	7	2000	3	4500	N	N	7529 RAVEN AV SE
008	785203	0960	6/29/04	\$314,000	2120	0	7	2000	3	4500	N	N	34515 COTTONWOOD DR SE
008	785203	0360	7/8/03	\$280,000	2120	0	7	2000	3	4005	N	N	7512 COTTONWOOD DR SE
008	785203	0300	8/26/03	\$300,000	2120	0	7	1999	3	3837	N	N	34602 COTTONWOOD DR SE
008	785203	0120	8/2/04	\$312,250	2120	0	7	1999	3	4427	N	N	7531 DOUGLAS AV SE
008	785200	0170	2/18/05	\$329,500	2120	0	7	1998	3	4148	N	N	7224 AUTUMN AV SE
008	785200	0130	3/8/04	\$320,280	2120	0	7	1998	3	7667	N	N	7208 AUTUMN AV SE
008	785200	0090	8/25/05	\$373,450	2120	0	7	1998	3	5076	N	N	7106 AUTUMN AV SE
008	785200	0050	7/21/04	\$322,000	2120	0	7	1998	3	5491	N	N	7024 AUTUMN AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785213	0800	8/19/04	\$327,500	2140	0	7	2002	3	6355	N	N	7125 SILENT CREEK AV SE
008	785200	0530	9/24/03	\$335,100	2160	0	7	1998	3	9092	N	N	6927 AUTUMN AV SE
008	785200	0500	1/21/04	\$339,000	2160	0	7	1998	3	7737	N	N	7007 AUTUMN AV SE
008	785323	0640	12/3/04	\$315,292	2190	0	7	2004	3	4506	N	N	7821 MELROSE LN SE
008	785323	0590	11/17/04	\$324,682	2190	0	7	2004	3	6578	N	N	7801 MELROSE LN SE
008	785321	0250	4/14/04	\$318,085	2190	0	7	2004	3	4066	N	N	36728 SE GRAVENSTEIN CT
008	785321	0080	5/4/04	\$300,110	2190	0	7	2004	3	3501	N	N	7627 ORCHARD AV NE
008	785327	1100	6/2/05	\$316,755	2220	0	7	2005	3	4660	N	N	6518 SILENT CREEK AV SE
008	785323	0660	12/13/04	\$330,122	2230	0	7	2004	3	5218	N	N	7905 MELROSE LN SE
008	785323	0650	12/21/04	\$360,866	2230	0	7	2004	3	6875	N	N	7827 MELROSE LN SE
008	785323	0620	10/13/04	\$343,382	2230	0	7	2004	3	6116	N	N	7813 MELROSE LN SE
008	785323	0600	10/26/04	\$322,650	2230	0	7	2004	3	6679	N	N	7805 MELROSE LN SE
008	785323	0570	9/1/04	\$325,400	2230	0	7	2004	3	5800	N	N	7721 MELROSE LN SE
008	785215	0550	2/27/03	\$327,608	2230	0	7	2003	3	5913	N	N	35202 SE KINSEY ST
008	785213	0040	12/7/04	\$338,000	2230	0	7	2001	3	4287	N	N	7309 DOUGLAS AV SE
008	785218	0090	2/9/05	\$351,827	2240	0	7	2004	3	4653	N	N	7826 FISHER AV SE
008	785218	0070	2/1/05	\$336,385	2240	0	7	2004	3	3797	N	N	7818 FISHER AV SE
008	785218	0040	2/2/05	\$314,927	2240	0	7	2004	3	3588	N	N	7806 FISHER AV SE
008	785215	0370	6/20/03	\$318,180	2240	0	7	2003	3	5829	N	N	35328 SE KINSEY ST
008	785215	0350	8/5/03	\$309,985	2240	0	7	2003	3	6154	N	N	7431 FAIRWAY AV SE
008	785213	0640	8/11/05	\$425,000	2240	0	7	2002	3	6396	N	N	7311 SILENT CREEK AV SE
008	785327	0890	7/13/05	\$320,010	2259	0	7	2005	3	3650	N	N	6409 DOUGLAS AV SE
008	292407	9031	11/23/03	\$299,950	2280	0	7	1950	3	45203	N	N	29424 SE PRESTON WY
008	785327	0880	8/26/05	\$387,765	2300	0	7	2005	3	3746	N	N	6411 DOUGLAS AV SE
008	785323	0680	8/31/05	\$402,730	2310	0	7	2004	3	5812	N	N	7914 CORTLAND AV SE
008	785323	0680	3/9/05	\$330,065	2310	0	7	2004	3	5812	N	N	7914 CORTLAND AV SE
008	785215	0080	3/1/03	\$321,495	2310	0	7	2003	3	6495	N	N	35115 SE RIDGE ST
008	813070	0090	10/6/03	\$345,000	2320	0	7	1990	3	95396	N	N	5304 PRESTON-FALL CITY RD SE
008	785203	0990	11/16/05	\$416,000	2320	0	7	2001	3	4500	N	N	7612 FERN AV SE
008	785203	0990	10/6/03	\$308,000	2320	0	7	2001	3	4500	N	N	7612 FERN AV SE
008	785203	0400	8/12/04	\$317,500	2320	0	7	2000	3	4002	N	N	7430 COTTONWOOD DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785203	0260	6/3/05	\$379,450	2320	0	7	2000	3	3908	N	N	34526 COTTONWOOD DR SE
008	785327	0920	4/12/05	\$350,215	2330	0	7	2005	3	4034	N	N	6427 DOUGLAS AV SE
008	785215	0320	2/18/04	\$346,515	2330	0	7	2004	3	4020	N	N	7419 FAIRWAY AV SE
008	785215	0070	5/24/05	\$405,000	2330	0	7	2002	3	5128	N	N	35113 SE RIDGE ST
008	785327	1140	8/19/05	\$410,000	2340	0	7	2005	3	4909	N	N	6430 SILENT CREEK AV SE
008	785327	1140	8/9/05	\$356,225	2340	0	7	2005	3	4909	N	N	6430 SILENT CREEK AV SE
008	785327	1090	6/14/05	\$335,515	2340	0	7	2005	3	4559	N	N	6520 SILENT CREEK AV SE
008	785327	1060	7/5/05	\$340,380	2340	0	7	2005	3	4557	N	N	6530 SILENT CREEK AV SE
008	785327	0910	6/7/05	\$335,370	2340	0	7	2005	3	4714	N	N	6423 DOUGLAS AV SE
008	785321	0220	3/18/04	\$319,375	2340	0	7	2004	3	3748	N	N	36722 SE GRAVENSTEIN CT
008	785321	0180	8/24/04	\$333,914	2340	0	7	2004	3	3466	N	N	36710 SE GRAVENSTEIN CT
008	785321	0120	9/2/04	\$317,453	2340	0	7	2004	3	3080	N	N	36703 SE GRAVENSTEIN CT
008	785321	0020	5/14/04	\$299,300	2340	0	7	2004	3	3748	N	N	7605 SE ORCHARD DR
008	785321	0010	6/1/04	\$319,405	2340	0	7	2004	3	3950	N	N	7601 SE ORCHARD DR
008	785218	0670	9/3/03	\$303,375	2340	0	7	2003	3	4103	N	N	36522 SE WOODY CREEK LN
008	785218	0610	12/1/03	\$315,455	2340	0	7	2004	3	4199	N	N	36432 SE WOODY CREEK LN
008	785218	0600	1/2/04	\$304,070	2340	0	7	2004	3	4526	N	N	36430 SE WOODY CREEK LN
008	785218	0580	10/29/03	\$308,635	2340	0	7	2004	3	4638	N	N	36422 SE WOODY CREEK LN
008	785218	0570	10/31/03	\$302,960	2340	0	7	2004	3	4295	N	N	36418 SE WOODY CREEK LN
008	785218	0550	12/12/03	\$323,650	2340	0	7	2004	3	4105	N	N	36410 SE WOODY CREEK LN
008	785218	0470	2/9/04	\$317,000	2340	0	7	2004	3	3982	N	N	36415 SE FOREST ST
008	785218	0420	2/4/04	\$305,170	2340	0	7	2004	3	3982	N	N	36501 SE FOREST ST
008	785218	0020	10/20/05	\$381,879	2340	0	7	2003	3	3449	N	N	7730 FISHER AV SE
008	785215	0310	11/4/03	\$314,140	2340	0	7	2004	3	4027	N	N	7415 FAIRWAY AV SE
008	785215	0250	10/21/03	\$304,740	2340	0	7	2004	3	4402	N	N	35317 SE RIDGE ST
008	785323	0450	12/6/04	\$337,594	2350	0	7	2004	3	4500	N	N	7813 CORTLAND AV SE
008	785321	0260	12/7/04	\$338,190	2350	0	7	2004	3	7090	N	N	36711 SE GRAVENSTEIN CT
008	785218	0380	5/12/04	\$304,420	2350	0	7	2004	3	3913	N	N	36517 SE FOREST ST
008	785218	0320	5/10/04	\$345,150	2350	0	7	2004	3	3905	N	N	36518 SE FOREST ST
008	785218	0290	2/4/04	\$309,460	2350	0	7	2004	3	4456	N	N	36506 SE FOREST ST
008	785218	0260	12/6/05	\$430,000	2350	0	7	2004	3	4456	N	N	36426 SE FOREST ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785218	0260	12/2/03	\$306,710	2350	0	7	2004	3	4456	N	N	36426 SE FOREST ST
008	785218	0220	2/23/04	\$310,260	2350	0	7	2004	3	4456	N	N	36410 SE FOREST ST
008	785218	0300	11/13/03	\$318,015	2355	0	7	2004	3	4456	N	N	36510 SE FOREST ST
008	785323	0490	6/17/04	\$338,250	2360	0	7	2004	3	6200	N	N	36832 SE BRAEBURN ST
008	785323	0430	5/19/04	\$321,190	2360	0	7	2004	3	4829	N	N	7821 CORTLAND AV SE
008	785323	0410	7/9/04	\$340,225	2360	0	7	2004	3	4500	N	N	7829 CORTLAND AV SE
008	785323	0390	6/28/04	\$326,610	2360	0	7	2004	3	4500	N	N	7903 CORTLAND AV SE
008	785323	0350	8/3/04	\$329,675	2360	0	7	2004	3	5967	N	N	7919 CORTLAND AV SE
008	785218	0690	10/10/03	\$320,395	2360	0	7	2004	3	4744	N	N	36530 SE WOODY CREEK LN
008	785218	0340	8/15/03	\$310,995	2360	0	7	2003	3	6699	N	N	36526 SE FOREST ST
008	785218	0330	9/9/03	\$334,940	2360	0	7	2003	3	4833	N	N	36522 SE FOREST ST
008	785218	0200	3/31/05	\$335,528	2360	0	7	2005	3	4456	N	N	36332 SE FOREST ST
008	785215	0640	8/19/05	\$426,000	2360	0	7	2002	3	4080	N	N	34825 SE RIDGE ST
008	785215	0300	9/22/03	\$306,805	2360	0	7	2003	3	6473	N	N	7409 FAIRWAY AV SE
008	785215	0210	8/8/03	\$322,625	2360	0	7	2003	3	4726	N	N	35301 SE RIDGE ST
008	785213	0020	9/15/05	\$418,500	2360	0	7	2002	3	3984	N	N	7319 DOUGLAS AV SE
008	785203	0430	6/24/03	\$327,000	2360	0	7	2000	3	4027	N	N	7418 COTTONWOOD DR SE
008	785203	0090	6/1/05	\$361,500	2360	0	7	1999	3	4993	N	N	7517 DOUGLAS AV SE
008	785203	0090	11/24/03	\$304,500	2360	0	7	1999	3	4993	N	N	7517 DOUGLAS AV SE
008	785203	0030	12/3/04	\$349,000	2360	0	7	1999	3	5144	N	N	7421 DOUGLAS AV SE
008	785200	0150	9/20/04	\$315,000	2360	0	7	1998	3	4127	N	N	7216 AUTUMN AV SE
008	785200	0110	10/25/05	\$448,500	2360	0	7	1998	3	4670	N	N	7114 AUTUMN AV SE
008	785200	0110	10/22/03	\$332,900	2360	0	7	1998	3	4670	N	N	7114 AUTUMN AV SE
008	785200	0070	8/8/05	\$416,990	2360	0	7	1998	3	5620	N	N	7032 AUTUMN AV SE
008	785200	0030	8/26/03	\$316,000	2360	0	7	1998	3	5171	N	N	7014 AUTUMN AV SE
008	785327	1110	6/15/05	\$330,840	2370	0	7	2005	3	4570	N	N	6514 SILENT CREEK AV SE
008	785323	0270	12/30/04	\$392,199	2370	0	7	2004	3	6082	N	N	37127 SE GALA CT
008	785323	0270	12/21/05	\$475,000	2370	0	7	2004	3	6082	N	N	37127 SE GALA CT
008	785203	0230	5/24/05	\$403,000	2370	0	7	2000	3	4539	N	N	34516 COTTONWOOD DR SE
008	785210	0090	8/6/04	\$350,000	2380	0	7	2001	3	5611	N	N	7920 SE STELLER WY
008	785327	1010	7/19/05	\$333,865	2390	0	7	2005	3	4941	N	N	34612 SE CARMICHAEL ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785327	0990	8/1/05	\$330,325	2390	0	7	2005	3	5177	N	N	6529 DOUGLAS AV SE
008	785327	0870	9/9/05	\$360,510	2390	0	7	2005	3	3931	N	N	6409 DOUGLAS AV SE
008	785215	0340	2/26/04	\$320,115	2390	0	7	2004	3	4142	N	N	7427 FAIRWAY AV SE
008	785215	0270	9/11/03	\$301,905	2390	0	7	2003	3	4525	N	N	35325 SE RIDGE ST
008	785213	0210	4/10/03	\$323,399	2390	0	7	2003	3	4078	N	N	7126 CRANBERRY CT SE
008	785210	0250	10/21/04	\$397,500	2390	0	7	2001	3	7825	N	N	7915 SE STELLER WY
008	785203	0500	12/18/04	\$345,000	2390	0	7	2000	3	4265	N	N	34506 SE LINDEN LP
008	785213	0060	4/23/04	\$324,950	2400	0	7	2002	3	3736	N	N	7233 DOUGLAS AV SE
008	785215	0470	4/16/03	\$325,909	2410	0	7	2003	3	4831	N	N	35226 SE KINSEY ST
008	785203	1000	12/10/03	\$330,500	2410	0	7	2001	3	4950	N	N	7608 FERN AV SE
008	785203	0970	12/23/03	\$328,000	2410	0	7	2000	3	4816	N	N	34519 COTTONWOOD DR SE
008	785203	0310	3/12/03	\$309,990	2410	0	7	2000	3	4780	N	N	34604 COTTONWOOD DR SE
008	785203	0280	8/6/04	\$329,950	2410	0	7	2000	3	4004	N	N	34530 COTTONWOOD DR SE
008	785203	0280	8/15/03	\$312,000	2410	0	7	2000	3	4004	N	N	34530 COTTONWOOD DR SE
008	785203	0160	12/23/04	\$362,000	2420	0	7	1999	3	3710	N	N	7623 DOUGLAS AV SE
008	785203	0080	12/2/03	\$315,000	2420	0	7	1999	3	5255	N	N	7511 DOUGLAS AV SE
008	785203	0040	8/15/05	\$422,500	2420	0	7	1999	3	5347	N	N	7425 DOUGLAS AV SE
008	785200	0560	7/20/05	\$425,000	2420	0	7	1998	3	6750	N	N	6912 AUTUMN AV SE
008	785200	0360	7/8/04	\$350,000	2420	0	7	1998	3	5909	N	N	7217 AUTUMN AV SE
008	785200	0290	9/3/03	\$332,000	2420	0	7	1998	3	6135	N	N	7245 AUTUMN AV SE
008	785200	0250	2/11/03	\$346,250	2420	0	7	1998	3	7334	N	N	7253 AUTUMN AV SE
008	785200	0220	8/26/05	\$409,950	2420	0	7	1998	3	4567	N	N	7244 AUTUMN AV SE
008	785200	0200	8/8/05	\$400,000	2420	0	7	1998	3	4336	N	N	7234 AUTUMN AV SE
008	785200	0180	11/10/04	\$342,950	2420	0	7	1998	3	4189	N	N	7228 AUTUMN AV SE
008	785200	0080	8/30/05	\$444,950	2420	0	7	1998	3	5507	N	N	7100 AUTUMN AV SE
008	785200	0080	2/3/05	\$350,000	2420	0	7	1998	3	5507	N	N	7100 AUTUMN AV SE
008	785200	0080	1/23/03	\$317,000	2420	0	7	1998	3	5507	N	N	7100 AUTUMN AV SE
008	785200	0060	11/22/04	\$360,000	2420	0	7	1998	3	5598	N	N	7028 AUTUMN AV SE
008	785200	0040	8/2/04	\$342,475	2420	0	7	1998	3	5434	N	N	7020 AUTUMN AV SE
008	785200	0020	12/14/04	\$371,000	2420	0	7	1998	3	5216	N	N	7010 AUTUMN AV SE
008	785200	0010	12/9/03	\$335,000	2420	0	7	1998	3	8252	N	N	7006 AUTUMN AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785200	0550	9/27/05	\$457,500	2460	0	7	1998	3	9672	N	N	6923 AUTUMN AV SE
008	785200	0540	3/14/05	\$398,000	2460	0	7	1998	3	16460	N	N	6925 AUTUMN AV SE
008	785200	0540	5/7/03	\$308,400	2460	0	7	1998	3	16460	N	N	6925 AUTUMN AV SE
008	785200	0490	10/19/05	\$465,000	2460	0	7	1998	3	7235	N	N	7011 AUTUMN AV SE
008	785200	0450	6/14/04	\$336,000	2460	0	7	1998	3	7766	N	N	7027 AUTUMN AV SE
008	785200	0390	10/1/03	\$336,500	2460	0	7	1998	3	5508	N	N	7113 AUTUMN AV SE
008	785326	0210	4/5/05	\$346,521	2480	0	7	2005	3	4500	N	N	7102 ALLMAN AV SE
008	785326	0200	4/21/05	\$336,428	2480	0	7	2005	3	4500	N	N	7030 ALLMAN AVE SE
008	785326	0190	4/14/05	\$336,867	2480	0	7	2005	3	4761	N	N	7026 ALLMAN AV SE
008	785326	0170	4/12/05	\$359,117	2480	0	7	2005	3	5688	N	N	7018 ALLMAN AV SE
008	785326	0160	3/25/05	\$340,922	2480	0	7	2005	3	4995	N	N	7014 ALLMAN AV SE
008	785326	0150	5/20/05	\$347,190	2480	0	7	2005	3	5665	N	N	7101 ALLMAN AV SE
008	785326	0130	5/2/05	\$332,915	2480	0	7	2005	3	6163	N	N	7105 ALLMAN AV SE
008	785326	0110	6/28/05	\$340,235	2480	0	7	2005	3	5691	N	N	7109 ALLMAN AV SE
008	785326	0090	5/12/05	\$342,027	2480	0	7	2005	3	5237	N	N	7117 ALLMAN AV SE
008	785326	0080	6/7/05	\$357,816	2480	0	7	2005	3	5808	N	N	37023 SE STEWART ST
008	785326	0070	4/28/05	\$345,772	2480	0	7	2005	3	5680	N	N	37027 SE STEWART ST
008	785326	0040	7/13/05	\$358,175	2480	0	7	2005	3	4500	N	N	37103 SE STEWART ST
008	785323	0310	10/14/04	\$332,155	2480	0	7	2004	3	4813	N	N	37023 SE GALA CT
008	785323	0300	10/31/05	\$478,500	2480	0	7	2004	3	6757	N	N	37027 SE GALA CT
008	785323	0260	12/29/04	\$404,078	2480	0	7	2004	3	9601	N	N	37122 SE GALA CT
008	785323	0200	11/24/04	\$380,133	2480	0	7	2004	3	5082	N	N	37026 SE GALA CT
008	785323	0190	8/18/04	\$332,960	2480	0	7	2004	3	6646	N	N	37020 SE GALA CT
008	785323	0160	7/19/04	\$348,930	2480	0	7	2004	3	5399	N	N	7818 MELROSE LN SE
008	785323	0150	7/30/04	\$346,625	2480	0	7	2004	3	5397	N	N	7812 MELROSE LN SE
008	785323	0110	7/14/04	\$350,225	2480	0	7	2004	3	6088	N	N	7728 MELROSE LN SE
008	785323	0090	6/15/04	\$348,910	2480	0	7	2004	3	5279	N	N	7720 MELROSE LN SE
008	785323	0060	5/26/04	\$349,980	2480	0	7	2004	3	5900	N	N	36926 SE BRAEBURN ST
008	785323	0050	8/20/04	\$336,145	2480	0	7	2004	3	4794	N	N	36922 SE BRAEBURN ST
008	785323	0040	9/16/04	\$364,474	2480	0	7	2004	3	4648	N	N	36918 SE BRAEBURN ST
008	785323	0030	9/9/04	\$333,980	2480	0	7	2004	3	4989	N	N	36914 SE BRAEBURN ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785323	0020	5/11/04	\$317,495	2480	0	7	2004	3	5000	N	N	36910 SE BRAEBURN ST
008	785218	0920	11/18/03	\$319,600	2480	0	7	2004	3	6294	N	N	36309 SE WOODY CREEK LN
008	785218	0900	10/1/03	\$319,650	2480	0	7	2004	3	6430	N	N	36317 SE WOODY CREEK LN
008	785218	0890	12/1/03	\$326,515	2480	0	7	2004	3	7258	N	N	36321 SE WOODY CREEK LN
008	785213	0490	7/8/03	\$329,203	2480	0	7	2003	3	4543	N	N	7316 SILENT CREEK AV SE
008	785213	0380	6/6/03	\$343,951	2480	0	7	2003	3	5333	N	N	34601 CRANBERRY CT SE
008	785213	0290	5/14/04	\$360,000	2480	0	7	2002	3	5016	N	N	7232 CRANBERRY CT SE
008	785213	0180	1/15/03	\$373,812	2480	0	7	2003	3	5273	N	N	34606 SE CRANBERRY CT
008	785213	0150	5/19/05	\$414,900	2480	0	7	2003	3	6058	N	N	7131 CRANBERRY CT SE
008	785213	0150	5/5/03	\$340,349	2480	0	7	2003	3	6058	N	N	7131 CRANBERRY CT SE
008	785213	0820	8/24/04	\$340,000	2510	0	7	2002	3	4590	N	N	7121 SILENT CREEK AV SE
008	785213	0730	12/29/05	\$435,000	2510	0	7	2002	3	4484	N	N	7221 SILENT CREEK AV SE
008	785213	0660	3/1/05	\$357,000	2510	0	7	2002	3	4366	N	N	7307 SILENT CREEK AV SE
008	785213	0390	8/21/03	\$339,000	2510	0	7	2002	3	4508	N	N	7220 SILENT CREEK AV SE
008	785213	0360	3/23/04	\$355,000	2510	0	7	2002	3	5471	N	N	34607 CRANBERRY CT SE
008	785213	0140	9/13/05	\$448,500	2510	0	7	2002	3	6261	N	N	7127 CRANBERRY CT SE
008	785218	0830	6/19/03	\$332,992	2520	0	7	2003	3	8106	N	N	36419 SE WOODY CREEK LN
008	785218	0820	7/10/03	\$335,325	2520	0	7	2003	3	8671	N	N	36423 SE WOODY CREEK LN
008	785218	0800	3/16/05	\$424,500	2520	0	7	2003	3	7445	N	N	36503 SE WOODY CREEK LN
008	785218	0800	6/12/03	\$358,374	2520	0	7	2003	3	7445	N	N	36503 SE WOODY CREEK LN
008	785218	0780	7/24/03	\$335,517	2520	0	7	2003	3	5718	N	N	36511 SE WOODY CREEK LN
008	785218	0770	7/29/03	\$324,655	2520	0	7	2003	3	5657	N	N	36515 SE WOODY CREEK LN
008	785218	0720	6/12/03	\$332,538	2520	0	7	2003	3	6337	N	N	36607 SE WOODY CREEK LN
008	785218	0170	10/19/05	\$409,840	2520	0	7	2003	3	4605	N	N	36314 SE FOREST ST
008	785323	0400	8/9/04	\$345,965	2530	0	7	2004	3	4500	N	N	7833 CORTLAND AV SE
008	785323	0340	8/17/04	\$356,730	2530	0	7	2004	3	8669	N	N	7923 CORTLAND AV SE
008	785213	0260	10/19/05	\$432,500	2530	0	7	2002	3	5034	N	N	7214 CRANBERRY CT SE
008	785323	0540	10/21/05	\$450,000	2550	0	7	2000	3	4458	N	N	36909 SE BRAEBURN ST
008	785323	0540	9/15/04	\$351,500	2550	0	7	2000	3	4458	N	N	36909 SE BRAEBURN ST
008	785203	0880	5/31/05	\$397,500	2550	0	7	2000	3	5500	N	N	7701 FERN AV SE
008	785203	0840	5/3/05	\$406,200	2550	0	7	2000	3	5500	N	N	7617 FERN AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785218	0410	9/18/03	\$325,870	2560	0	7	2004	3	5194	N	N	36505 SE FOREST ST
008	785215	0680	7/11/05	\$429,950	2560	0	7	2002	3	4295	N	N	34907 SE RIDGE ST
008	785326	0230	5/11/05	\$366,264	2570	0	7	2005	3	4500	N	N	7110 ALLMAN AV SE
008	785326	0120	4/28/05	\$339,470	2570	0	7	2005	3	6371	N	N	7107 ALLMAN AV SE
008	785323	0440	11/3/04	\$352,704	2590	0	7	2004	3	4738	N	N	7817 CORTLAND AV SE
008	785327	1130	5/30/05	\$390,750	2600	0	7	2005	3	5998	N	N	6506 SILENT CREEK AV SE
008	785327	1070	6/21/05	\$357,045	2600	0	7	2005	3	4557	N	N	6526 SILENT CREEK AV SE
008	785215	0570	4/27/05	\$402,503	2610	0	7	2003	3	4914	N	N	35124 SE KINSEY ST
008	785215	0480	4/28/03	\$361,595	2610	0	7	2003	3	4369	N	N	35222 SE KINSEY ST
008	785215	0390	7/14/03	\$354,973	2610	0	7	2003	3	5088	N	N	35320 SE KINSEY ST
008	785215	0110	2/3/03	\$336,640	2610	0	7	2003	3	4444	N	N	35127 SE RIDGE ST
008	785213	0850	8/18/04	\$369,000	2610	0	7	2002	3	4943	N	N	7115 SILENT CREEK AV SE
008	785213	0810	3/10/05	\$392,000	2610	0	7	2003	3	4537	N	N	7123 SILENT CREEK AV SE
008	785213	0810	6/2/03	\$313,719	2610	0	7	2003	3	4537	N	N	7123 SILENT CREEK AV SE
008	785213	0780	3/11/05	\$382,000	2610	0	7	2002	3	4240	N	N	7129 SILENT CREEK AV SE
008	785213	0650	4/7/03	\$301,544	2610	0	7	2003	3	4889	N	N	7309 SILENT CREEK AV SE
008	785213	0620	2/21/03	\$329,856	2610	0	7	2003	3	7074	N	N	7315 SILENT CREEK AV SE
008	785215	0650	2/14/03	\$329,000	2620	0	7	2002	3	4566	N	N	34829 SE RIDGE ST
008	785203	1030	11/10/04	\$367,000	2620	0	7	2000	3	4950	N	N	7523 RAVEN AV SE
008	785203	0980	4/22/03	\$327,500	2620	0	7	2001	3	4950	N	N	7616 FERN AV SE
008	785203	0270	11/25/03	\$328,500	2620	0	7	2000	3	4023	N	N	34528 COTTONWOOD DR SE
008	785203	0250	9/26/03	\$324,900	2620	0	7	2000	3	3889	N	N	34522 COTTONWOOD DR SE
008	785218	0880	10/9/03	\$339,925	2630	0	7	2004	3	7498	N	N	36325 SE WOODY CREEK LN
008	785218	0710	5/6/03	\$331,514	2630	0	7	2003	3	6308	N	N	36604 SE WOODY CREEK LN
008	785218	0270	3/10/04	\$332,025	2630	0	7	2004	3	4456	N	N	36430 SE FOREST ST
008	785218	0010	10/17/05	\$401,720	2640	0	7	2003	3	3312	N	N	7726 FISHER AV SE
008	785213	0610	3/3/05	\$380,000	2640	0	7	2004	3	4335	N	N	7317 SILENT CREEK AV SE
008	785213	0610	12/29/03	\$340,510	2640	0	7	2004	3	4335	N	N	7317 SILENT CREEK AV SE
008	785213	0570	3/19/03	\$326,996	2640	0	7	2003	3	4951	N	N	7325 SILENT CREEK AV SE
008	785213	0370	9/3/03	\$347,985	2640	0	7	2003	3	3922	N	N	34603 SE CRANBERRY CT
008	785213	0200	8/28/03	\$332,735	2640	0	7	2003	3	4693	N	N	7119 CRANBERRY CT SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785213	0190	1/23/03	\$345,758	2640	0	7	2003	3	5607	N	N	7133 CRANBERRY CT SE
008	785213	0170	5/6/03	\$332,995	2640	0	7	2003	3	4284	N	N	34604 SE CRANBERRY CT
008	785210	0190	11/23/04	\$370,000	2640	0	7	2001	3	4961	N	N	34511 SE JAY CT
008	785210	0130	4/20/04	\$369,950	2640	0	7	2001	3	5968	N	N	35424 SE JAY CT
008	785210	0110	4/11/05	\$420,000	2640	0	7	2001	3	5267	N	N	34516 SE JAY CT
008	785210	0020	4/6/04	\$357,500	2640	0	7	2001	3	4500	N	N	34511 SE STELLER WY
008	785203	0590	5/31/05	\$415,000	2660	0	7	2000	3	7018	N	N	34604 SE LINDEN LP
008	785203	0490	9/20/04	\$334,900	2660	0	7	2000	3	5286	N	N	34504 SE LINDEN LP
008	785323	0480	4/1/04	\$348,585	2690	0	7	2004	3	6063	N	N	36828 SE BRAEBURN ST
008	785323	0460	5/24/04	\$346,940	2690	0	7	2004	3	4819	N	N	7809 CORTLAND AV SE
008	785323	0380	7/14/04	\$343,860	2690	0	7	2004	3	4500	N	N	7907 CORTLAND AV SE
008	785323	0370	5/26/04	\$354,170	2690	0	7	2004	3	4947	N	N	7911 CORTLAND AV SE
008	785323	0360	7/30/04	\$337,875	2690	0	7	2004	3	5085	N	N	7915 CORTLAND AV SE
008	785323	0330	9/14/04	\$380,448	2690	0	7	2004	3	7489	N	N	7927 CORTLAND AV SE
008	785323	0100	6/29/04	\$354,525	2700	0	7	2004	3	5618	N	N	7724 MELROSE LN SE
008	785218	0840	11/4/03	\$330,565	2700	0	7	2004	3	6992	N	N	36415 SE WOODY CREEK LN
008	785326	0260	6/3/05	\$381,125	2710	0	7	2005	3	7111	N	N	7122 ALLMAN AV SE
008	785326	0240	5/13/05	\$371,142	2710	0	7	2005	3	4500	N	N	7114 ALLMAN AV SE
008	785326	0140	6/2/05	\$350,175	2710	0	7	2005	3	5768	N	N	7103 ALLMAN AV SE
008	785326	0100	6/18/05	\$360,627	2710	0	7	2005	3	6638	N	N	7111 ALLMAN AV SE
008	785218	0860	11/7/03	\$330,510	2720	0	7	2004	3	6014	N	N	36407 SE WOODY CREEK LN
008	785218	0760	2/19/04	\$329,738	2720	0	7	2004	3	5593	N	N	36519 SE WOODY CREEK LN
008	785218	0700	6/30/03	\$347,640	2720	0	7	2003	3	4662	N	N	36532 SE WOODY CREEK LN
008	785218	0680	8/11/03	\$342,975	2720	0	7	2003	3	4754	N	N	36526 SE WOODY CREEK LN
008	785218	0370	6/16/03	\$329,896	2720	0	7	2003	3	5654	N	N	36521 SE FOREST ST
008	785218	0360	10/27/05	\$482,000	2720	0	7	2003	3	9828	N	N	36525 SE FOREST ST
008	785218	0360	9/23/03	\$334,955	2720	0	7	2003	3	9828	N	N	36525 SE FOREST ST
008	785218	0350	7/22/03	\$344,744	2720	0	7	2003	3	6347	N	N	36529 SE FOREST ST
008	785218	0280	12/22/03	\$344,545	2720	0	7	2004	3	4456	N	N	36502 SE FOREST ST
008	785218	0240	8/22/03	\$322,830	2720	0	7	2003	3	4456	N	N	36418 SE FOREST ST
008	785218	0230	8/19/03	\$348,301	2720	0	7	2003	3	4456	N	N	36414 SE FOREST ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785218	0210	2/3/04	\$328,711	2720	0	7	2004	3	4456	N	N	36406 SE FOREST ST
008	785323	0320	11/30/04	\$386,620	2730	0	7	2004	3	8514	N	N	37019 SE GALA CT
008	785323	0320	7/22/05	\$472,000	2730	0	7	2004	3	8514	N	N	37019 SE GALA CT
008	785323	0280	2/28/05	\$395,280	2730	0	7	2005	3	5612	N	N	37123 SE GALA CT
008	785323	0250	12/7/04	\$395,573	2730	0	7	2004	3	6651	N	N	37118 SE GALA CT
008	785323	0240	10/1/04	\$395,298	2730	0	7	2004	3	5620	N	N	37114 SE GALA CT
008	785323	0180	7/27/04	\$380,230	2730	0	7	2004	3	5474	N	N	7830 MELROSE LN SE
008	785323	0140	11/19/04	\$387,917	2730	0	7	2004	3	5399	N	N	7804 MELROSE LN SE
008	785203	0860	11/6/03	\$355,500	2760	0	7	2001	3	5500	N	N	7625 FERN AV SE
008	785203	0810	4/11/03	\$320,000	2760	0	7	2000	3	6668	N	N	7605 FERN AV SE
008	785203	0730	9/10/03	\$355,000	2760	0	7	2000	3	5325	N	N	7445 RAVEN AV SE
008	785203	0690	2/9/04	\$374,500	2760	0	7	2000	3	6313	N	N	7512 RAVEN AV SE
008	785203	0690	3/29/05	\$427,000	2760	0	7	2000	3	6313	N	N	7512 RAVEN AV SE
008	785213	0130	11/11/05	\$458,000	2780	0	7	2002	3	4629	N	N	7123 SE CRANBERRY CT
008	302507	9013	9/28/04	\$550,000	2790	0	7	1993	4	884268	N	N	1123 REDMOND-FALL CITY RD NE
008	785323	0470	6/17/04	\$380,640	2820	0	7	2004	3	5809	N	N	36824 SE BRAEBURN ST
008	785323	0420	7/26/04	\$370,955	2820	0	7	2004	3	4500	N	N	7825 CORTLAND AV SE
008	785218	0250	7/26/05	\$452,500	2820	0	7	2004	3	4456	N	N	36422 SE FOREST ST
008	785218	0250	4/29/04	\$342,370	2820	0	7	2004	3	4456	N	N	36422 SE FOREST ST
008	785218	0150	10/28/05	\$460,110	2830	0	7	2003	3	4421	N	N	36304 SE FOREST ST
008	785213	0530	6/10/04	\$397,000	2870	0	7	2002	3	5807	N	N	7333 SILENT CREEK AV SE
008	785218	0790	7/15/03	\$357,908	2880	0	7	2003	3	6403	N	N	36507 SE WOODY CREEK LN
008	785218	0740	6/12/03	\$350,932	2880	0	7	2003	3	6434	N	N	36527 SE WOODY CREEK LN
008	262407	9027	8/26/04	\$604,000	2880	0	7	1995	3	212137	N	N	7810 LAKE ALICE RD SE
008	785210	0140	9/29/04	\$384,950	2885	0	7	2001	3	8481	N	N	34528 SE JAY CT
008	785326	0250	5/9/05	\$405,935	2910	0	7	2005	3	4492	N	N	7118 ALLMAN AV SE
008	785326	0220	3/23/05	\$371,449	2910	0	7	2005	3	4500	N	N	7106 ALLMAN AV SE
008	785326	0180	3/15/05	\$389,895	2910	0	7	2005	3	6129	N	N	7022 ALLMAN AV SE
008	785326	0060	5/6/05	\$388,569	2910	0	7	2005	3	5744	N	N	37029 SE STEWART ST
008	785326	0050	5/13/05	\$378,690	2910	0	7	2005	3	4631	N	N	37101 SE STEWART ST
008	785326	0030	8/4/05	\$367,050	2910	0	7	2005	3	4500	N	N	37107 SE STEWART ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785323	0120	9/22/04	\$384,710	2910	0	7	2004	3	5548	N	N	7730 MELROSE LN SE
008	785323	0070	5/24/04	\$373,995	2910	0	7	2004	3	6176	N	N	36930 SE BRAEBURN ST
008	785210	0200	4/15/04	\$367,000	2930	0	7	2001	3	5987	N	N	34507 SE JAY CT
008	785203	0920	4/14/04	\$420,000	2940	0	7	2000	3	7749	N	N	7709 FERN AV SE
008	785213	0330	9/4/03	\$367,900	2960	0	7	2002	3	6805	N	N	7303 CRANBERRY CT SE
008	785203	0740	10/13/03	\$372,000	2960	0	7	2000	3	7301	N	N	7447 RAVEN AV SE
008	785203	0720	2/7/05	\$412,950	2960	0	7	2000	3	5773	N	N	7443 RAVEN AV SE
008	785213	0550	5/4/05	\$452,950	3020	0	7	2002	3	6788	N	N	7329 SILENT CREEK AV SE
008	785323	0220	9/28/04	\$428,956	3160	0	7	2004	3	6299	N	N	37106 SE GALA CT
008	785323	0170	8/4/04	\$410,070	3160	0	7	2004	3	5292	N	N	7824 MELROSE LN SE
008	785323	0130	7/6/04	\$402,710	3160	0	7	2004	3	5416	N	N	7732 MELROSE LN SE
008	785323	0080	5/24/04	\$392,335	3160	0	7	2004	3	6160	N	N	7716 MELROSE LN SE
008	785323	0010	7/9/04	\$389,035	3160	0	7	2004	3	5982	N	N	36906 SE BRAEBURN ST
008	785218	0910	1/12/05	\$409,950	3210	0	7	2004	3	5898	N	N	36313 SE WOODY CREEK LN
008	785218	0910	10/1/03	\$376,684	3210	0	7	2004	3	5898	N	N	36313 SE WOODY CREEK LN
008	785218	0870	3/4/04	\$405,000	3210	0	7	2004	3	6614	N	N	36403 SE WOODY CREEK LN
008	785218	0850	9/19/03	\$444,905	3210	0	7	2003	3	6170	N	N	36411 SE WOODY CREEK LN
008	785218	0750	12/21/04	\$409,950	3210	0	7	2003	3	5532	N	N	36523 SE WOODY CREEK LN
008	785218	0750	5/28/03	\$397,577	3210	0	7	2003	3	5532	N	N	36523 SE WOODY CREEK LN
008	785218	0730	5/13/03	\$372,581	3210	0	7	2003	3	6694	N	N	36603 SE WOODY CREEK LN
008	785218	0160	10/21/05	\$473,188	3210	0	7	2003	3	4900	N	N	36308 SE FOREST ST
008	785323	0290	5/5/05	\$418,143	3280	0	7	2005	3	6152	N	N	37119 SE GALA CT
008	785323	0210	1/10/05	\$423,805	3280	0	7	2004	3	5874	N	N	37102 SE GALA CT
008	222407	9052	3/18/03	\$420,000	3330	0	7	1970	3	90169	N	N	5011 325TH PL SE
008	222407	9007	4/27/04	\$575,500	3340	0	7	1987	4	204732	N	N	5528 326TH AV SE
008	363000	0170	5/20/05	\$268,900	1110	250	8	2005	3	865	N	N	2380 NE PARK DR
008	363000	0160	5/25/05	\$268,900	1110	250	8	2005	3	865	N	N	2376 NE PARK DR
008	363000	0150	5/20/05	\$268,900	1110	290	8	2005	3	865	N	N	2372 NE PARK DR
008	363000	0120	6/21/05	\$268,900	1110	250	8	2005	3	865	N	N	2360 NE PARK DR
008	363000	0110	6/7/05	\$277,200	1110	250	8	2005	3	865	N	N	2356 NE PARK DR
008	363000	0100	6/1/05	\$277,200	1110	290	8	2005	3	865	N	N	2352 NE PARK DR

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362996	0570	1/5/04	\$269,990	1150	260	8	2003	3	819	N	N	1900 17TH AV NE
008	362996	0560	2/13/04	\$260,000	1150	260	8	2003	3	819	N	N	1912 17TH AV NE
008	362996	0460	10/2/04	\$279,990	1160	260	8	2004	3	813	N	N	2008 17TH AV NE
008	362996	0160	11/29/04	\$279,990	1160	260	8	2004	3	910	N	N	1918 NE KENYON CT
008	362996	0110	10/25/04	\$272,063	1160	260	8	2004	3	955	N	N	1923 NE PARK DR
008	362996	0100	10/26/04	\$269,866	1160	260	8	2004	3	955	N	N	1917 NE PARK DR
008	362996	0090	10/25/04	\$272,990	1160	260	8	2004	3	955	N	N	1911 NE PARK DR
008	362996	0060	6/24/04	\$262,707	1160	260	8	2004	3	955	N	N	1893 NE KENYON CT
008	362996	0050	6/25/04	\$251,755	1160	260	8	2004	3	955	N	N	1887 NE KENYON CT
008	362996	0040	5/29/04	\$265,625	1160	260	8	2004	3	955	N	N	1881 NE KENYON CT
008	362995	0180	3/7/05	\$307,500	1160	260	8	2003	3	910	N	N	1816 NE KENYON CT
008	362995	0180	12/10/03	\$253,344	1160	260	8	2003	3	910	N	N	1816 NE KENYON CT
008	362995	0170	12/5/05	\$320,000	1160	260	8	2003	3	910	N	N	1824 NE KENYON CT
008	362995	0170	12/22/03	\$259,912	1160	260	8	2003	3	910	N	N	1824 NE KENYON CT
008	362995	0140	2/11/04	\$272,594	1160	260	8	2003	3	910	N	N	1848 NE KENYON CT
008	362995	0130	4/15/04	\$266,476	1160	260	8	2003	3	910	N	N	1856 NE KENYON CT
008	362995	0120	2/23/04	\$259,990	1160	260	8	2003	3	910	N	N	1864 NE KENYON CT
008	362995	0090	3/16/04	\$270,046	1160	260	8	2003	3	956	N	N	1861 NE KENYON CT
008	362995	0080	3/29/04	\$254,590	1160	260	8	2003	3	956	N	N	1857 NE KENYON CT
008	362995	0070	3/15/04	\$254,000	1160	260	8	2003	3	956	N	N	1851 NE KENYON CT
008	362995	0040	3/4/04	\$267,530	1160	260	8	2003	3	956	N	N	1831 NE KENYON CT
008	362995	0030	9/25/03	\$286,900	1160	260	8	2003	3	956	N	N	1823 NE KENYON CT
008	362995	0020	3/15/04	\$254,990	1160	260	8	2003	3	956	N	N	1815 NE KENYON CT
008	363002	0440	1/10/05	\$270,612	1180	300	8	2005	3	1740	N	N	1735 25TH AV NE
008	363002	0430	2/9/05	\$276,912	1180	300	8	2005	3	1445	N	N	1739 25TH AV NE
008	363002	0400	4/14/05	\$270,612	1180	300	8	2005	3	1525	N	N	1751 25TH AV NE
008	363002	0390	12/7/04	\$270,612	1180	300	8	2005	3	1381	N	N	1755 25TH AV NE
008	363002	0380	1/7/05	\$269,990	1180	300	8	2005	3	1779	N	N	1759 25TH AV NE
008	321095	0100	6/10/04	\$365,000	1270	350	8	1989	3	33287	N	N	5224 336TH AV SE
008	363002	0420	12/21/04	\$297,348	1300	300	8	2005	3	1852	N	N	1743 25TH AV NE
008	363002	0410	1/19/05	\$301,350	1300	300	8	2005	3	2023	N	N	1747 25TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	142406	9042	3/28/05	\$500,000	1340	1200	8	1975	3	104544	N	N	25909 SE ISSAQAH-FALL CITY RD
008	362996	0470	10/5/04	\$359,990	1360	350	8	2004	3	1759	N	N	2004 17TH AV NE
008	362996	0440	10/6/04	\$365,000	1360	350	8	2004	3	1895	N	N	2018 17TH AV NE
008	362996	0170	4/25/05	\$364,990	1360	350	8	2004	3	1960	N	N	1908 NE KENYON CT
008	362996	0080	5/23/05	\$393,000	1360	350	8	2004	3	2000	N	N	1905 NE PARK DR
008	362996	0080	11/18/04	\$345,990	1360	350	8	2004	3	2000	N	N	1905 NE PARK DR
008	362996	0030	7/15/04	\$362,939	1360	350	8	2004	3	2193	N	N	1873 NE KENYON CT
008	362995	0190	10/29/04	\$371,350	1360	350	8	2003	3	2328	N	N	1808 NE KENYON CT
008	362995	0150	5/18/04	\$332,990	1360	350	8	2003	3	2078	N	N	1840 NE KENYON CT
008	362995	0060	5/27/04	\$337,708	1360	350	8	2003	3	1947	N	N	1843 NE KENYON CT
008	362995	0010	3/3/04	\$370,126	1360	350	8	2003	3	2381	N	N	1807 NE KENYON CT
008	362996	0530	8/10/04	\$299,990	1370	140	8	2004	3	1375	N	N	1936 17TH AV NE
008	362996	0500	4/7/05	\$322,990	1370	140	8	2004	3	1600	N	N	1972 17TH AV NE
008	362996	0490	3/29/05	\$327,990	1370	140	8	2005	3	1611	N	N	1984 17TH AV NE
008	362996	0520	8/9/04	\$309,990	1380	140	8	2004	3	1485	N	N	1948 17TH AV NE
008	142406	9057	8/31/04	\$715,000	1380	790	8	1976	3	176853	N	N	4617 252ND AV SE
008	362996	0510	4/14/05	\$339,990	1390	140	8	2004	3	1539	N	N	1960 17TH AV NE
008	362996	0480	4/1/05	\$322,990	1390	140	8	2004	3	1423	N	N	1996 17TH AV NE
008	302407	9041	3/20/03	\$350,000	1390	1200	8	1979	3	131116	N	N	6805 277TH WY SE
008	362996	0580	6/14/05	\$406,500	1430	340	8	2003	3	1842	N	N	1888 17TH AV NE
008	362996	0580	12/9/03	\$370,507	1430	340	8	2003	3	1842	N	N	1888 17TH AV NE
008	362996	0550	12/8/03	\$341,900	1430	340	8	2003	3	1863	N	N	1924 17TH AV NE
008	032307	9082	5/13/05	\$530,000	1430	1040	8	1979	3	98445	N	N	33026 SE 110TH ST
008	362996	0120	11/5/04	\$352,990	1450	380	8	2004	3	2380	N	N	1929 NE PARK DR
008	362995	0050	6/28/05	\$401,950	1450	380	8	2003	3	1947	N	N	1837 NE KENYON CT
008	362995	0050	3/12/04	\$336,290	1450	380	8	2003	3	1947	N	N	1837 NE KENYON CT
008	363000	0180	6/21/05	\$327,000	1470	0	8	2005	3	2058	N	N	2384 NE PARK DR
008	363000	0140	6/29/05	\$327,000	1470	0	8	2005	3	1710	N	N	2368 NE PARK DR
008	363000	0130	6/14/05	\$327,000	1470	0	8	2005	3	1703	N	N	2364 NE PARK DR
008	363000	0090	7/8/05	\$327,000	1470	0	8	2005	3	1612	N	N	2348 NE PARK DR
008	363002	0480	7/27/04	\$269,990	1480	0	8	2004	3	2062	N	N	1719 25TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	363002	0470	10/19/04	\$270,612	1480	0	8	2004	3	1440	N	N	1723 25TH AV NE
008	363002	0460	5/24/05	\$315,000	1480	0	8	2004	3	1290	N	N	1727 25TH AV NE
008	363002	0460	7/27/04	\$274,000	1480	0	8	2004	3	1290	N	N	1727 25TH AV NE
008	363002	0450	7/27/04	\$269,990	1480	0	8	2004	3	1509	N	N	1731 25TH AV NE
008	363002	0370	3/21/05	\$270,612	1480	0	8	2005	3	1733	N	N	1763 25TH AV NE
008	363002	0360	3/15/05	\$270,612	1480	0	8	2005	3	1435	N	N	1767 25TH AV NE
008	363002	0350	3/18/05	\$269,990	1480	0	8	2005	3	1595	N	N	1771 25TH AV NE
008	363002	0340	3/30/05	\$270,612	1480	0	8	2005	3	2335	N	N	1775 25TH AV NE
008	363002	0240	4/28/05	\$270,612	1480	0	8	2005	3	2651	N	N	1770 24TH AV NE
008	363002	0230	5/2/05	\$270,612	1480	0	8	2005	3	1616	N	N	1768 24TH AV NE
008	363002	0220	4/28/05	\$270,612	1480	0	8	2005	3	1355	N	N	1764 24TH AV NE
008	363002	0210	5/20/05	\$269,990	1480	0	8	2005	3	1576	N	N	1760 24TH AV NE
008	363002	0200	2/11/05	\$270,612	1480	0	8	2005	3	1655	N	N	1756 24TH AV NE
008	363002	0190	2/14/05	\$278,000	1480	0	8	2005	3	1460	N	N	1752 24TH AV NE
008	363002	0180	2/11/05	\$269,990	1480	0	8	2005	3	1428	N	N	1748 24TH AV NE
008	363002	0150	2/9/05	\$270,612	1480	0	8	2005	3	1386	N	N	1736 24TH AV NE
008	363002	0140	6/22/05	\$269,990	1480	0	8	2005	3	1688	N	N	1732 24TH AV NE
008	363002	0130	8/2/05	\$344,900	1480	0	8	2004	3	1593	N	N	1728 24TH AV NE
008	363002	0130	7/1/04	\$264,990	1480	0	8	2004	3	1593	N	N	1728 24TH AV NE
008	363002	0120	9/10/04	\$269,990	1480	0	8	2004	3	1317	N	N	1724 24TH AV NE
008	363002	0110	7/13/04	\$269,990	1480	0	8	2004	3	1583	N	N	1720 24TH AV NE
008	363002	0100	6/22/04	\$270,612	1480	0	8	2004	3	2577	N	N	1716 24TH AV NE
008	363002	0090	4/29/04	\$269,990	1480	0	8	2004	3	1741	N	N	2402 NE JULEP ST
008	363002	0080	5/21/04	\$272,990	1480	0	8	2004	3	1237	N	N	2414 NE JULEP ST
008	363002	0070	7/1/04	\$269,990	1480	0	8	2004	3	1237	N	N	2426 NE JULEP ST
008	363002	0060	2/11/05	\$270,612	1480	0	8	2004	3	1237	N	N	2432 NE JULEP ST
008	363002	0030	5/21/04	\$269,990	1480	0	8	2004	3	1237	N	N	2466 NE JULEP ST
008	363002	0020	6/23/04	\$269,990	1480	0	8	2004	3	1237	N	N	2478 NE JULEP ST
008	363002	0010	5/24/04	\$269,990	1480	0	8	2004	3	1729	N	N	2490 NE JULEP ST
008	362996	0710	6/15/04	\$329,990	1490	0	8	2004	3	1834	N	N	1937 18TH PL NE
008	362996	0700	6/22/04	\$329,990	1490	0	8	2004	3	1854	N	N	1931 18TH PL

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362996	0670	5/21/04	\$319,990	1490	0	8	2003	3	1831	N	N	1929 18TH AV NE
008	362996	0660	3/15/05	\$365,290	1490	0	8	2003	3	1722	N	N	1923 18TH AV NE
008	362996	0070	6/25/04	\$341,683	1490	370	8	2004	3	2000	N	N	1899 NE KENYON CT
008	362995	0160	5/19/04	\$344,136	1490	370	8	2003	3	2104	N	N	1832 NE KENYON CT
008	362995	0110	5/14/04	\$355,990	1490	370	8	2003	3	2047	N	N	1872 NE KENYON CT
008	362995	0100	5/19/04	\$345,476	1490	370	8	2003	3	2193	N	N	1867 NE KENYON CT
008	182407	9053	11/15/04	\$645,000	1520	1360	8	1985	3	147668	N	N	28616 SE 45TH ST
008	363001	0080	11/10/05	\$277,200	1540	0	8	2005	3	1827	N	N	2460 NE PARK DR
008	363001	0050	6/2/05	\$337,100	1540	0	8	2005	3	2252	N	N	2436 NE PARK DR
008	363001	0040	5/11/05	\$277,200	1540	0	8	2005	3	1827	N	N	2428 NE PARK DR
008	363001	0030	5/18/05	\$277,200	1540	0	8	2005	3	1827	N	N	2420 NE PARK DR
008	363001	0020	5/11/05	\$277,200	1540	0	8	2005	3	1827	N	N	2412 NE PARK DR
008	362996	0750	12/14/04	\$324,990	1540	80	8	2004	3	1907	N	N	1961 18TH PL NE
008	362996	0740	3/29/05	\$355,000	1540	80	8	2004	3	1949	N	N	1955 18TH PL NE
008	362996	0740	12/29/04	\$339,410	1540	80	8	2004	3	1949	N	N	1955 18TH PL NE
008	362996	0730	12/13/04	\$321,900	1540	80	8	2004	3	1951	N	N	1949 18TH PL NE
008	362996	0720	4/15/05	\$369,990	1540	80	8	2004	3	1841	N	N	1943 18TH PL NE
008	362996	0690	12/2/04	\$320,000	1540	80	8	2004	3	1830	N	N	1957 18TH AV NE
008	362996	0680	11/30/04	\$329,032	1540	80	8	2004	3	1841	N	N	1952 18TH AV NE
008	363002	0320	9/1/05	\$330,000	1560	0	8	2005	3	1255	N	N	2471 NE PARK DR
008	363002	0310	8/30/05	\$315,000	1560	0	8	2005	3	1255	N	N	2463 NE PARK DR
008	363002	0300	7/29/05	\$326,000	1560	0	8	2005	3	1255	N	N	2455 NE PARK DR
008	363002	0290	7/27/05	\$320,000	1560	0	8	2005	3	1255	N	N	2447 NE PARK DR
008	363002	0280	7/19/05	\$320,000	1560	0	8	2005	3	1255	N	N	2433 NE PARK DR
008	363002	0270	7/27/05	\$320,000	1560	0	8	2005	3	1255	N	N	2423 NE PARK DR
008	363002	0260	7/25/05	\$315,000	1560	0	8	2005	3	1255	N	N	2417 NE PARK DR
008	222406	9056	5/16/05	\$520,000	1560	890	8	1993	3	45302	N	N	23814 SE 59TH ST
008	363001	0010	5/18/05	\$337,100	1580	0	8	2005	3	2425	N	N	2400 NE PARK DR
008	363002	0170	2/11/05	\$298,990	1590	0	8	2005	3	1659	N	N	1744 24TH AV NE
008	363002	0050	6/29/04	\$296,990	1590	0	8	2004	3	1522	N	N	2446 NE JULEP ST
008	363002	0160	2/8/05	\$294,348	1600	0	8	2005	3	1689	N	N	1740 24TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	363002	0040	10/5/05	\$380,000	1600	0	8	2004	3	1495	N	N	2454 NE JULEP ST
008	363002	0040	6/3/04	\$289,990	1600	0	8	2004	3	1495	N	N	2454 NE JULEP ST
008	785217	0810	8/7/03	\$280,365	1630	0	8	2003	3	3211	N	N	6519 EAST CREST VIEW LP SE
008	785217	0780	7/30/03	\$279,950	1630	0	8	2003	3	3214	N	N	6511 EAST CREST VIEW LP SE
008	785217	0760	8/7/03	\$280,270	1630	0	8	2003	3	3680	N	N	6501 EAST CREST VIEW LP SE
008	785217	0690	6/24/03	\$269,731	1630	0	8	2003	3	3304	N	N	6512 WEST CREST VIEW LP SE
008	785217	0630	8/27/03	\$316,232	1630	0	8	2003	3	3692	N	N	6602 WEST CREST VIEW LP SE
008	363003	0490	8/29/05	\$450,000	1640	0	8	2004	3	4743	N	N	2036 25TH AV NE
008	363003	0490	7/21/04	\$338,894	1640	0	8	2004	3	4743	N	N	2036 25TH AV NE
008	363003	0430	9/8/04	\$330,000	1640	0	8	2004	3	4624	N	N	2070 25TH AV NE
008	363003	0220	4/20/05	\$372,015	1640	0	8	2005	3	4181	N	N	2543 LONGMIRE CT NE
008	363003	0160	7/13/04	\$338,170	1640	0	8	2004	3	4641	N	N	2028 25TH AV NE
008	363003	0100	8/2/05	\$339,300	1640	0	8	2005	3	3600	N	N	2493 NE LAURELCREST LN
008	363003	0020	6/9/05	\$339,300	1640	0	8	2005	3	3600	N	N	2491 NE LAURELWOOD LN
008	362996	0250	4/16/04	\$343,658	1640	0	8	2003	3	1659	N	N	1834 NE KINCAID WALK
008	362996	0240	9/20/04	\$341,990	1640	0	8	2003	3	2014	N	N	1850 NE KINCAID WALK
008	363002	0330	8/30/05	\$325,000	1650	0	8	2005	3	1890	N	N	2479 NE PARK DR
008	363002	0250	7/29/05	\$325,000	1650	0	8	2005	3	1865	N	N	2405 NE PARK DR
008	362996	0430	3/3/05	\$408,000	1650	0	8	2004	3	4852	N	N	2026 NE KATSURA ST
008	362996	0420	3/31/05	\$409,990	1650	0	8	2004	3	3705	N	N	2020 NE KATSURA ST
008	362996	0410	6/29/05	\$415,990	1650	0	8	2005	3	3534	N	N	2018 NE KATSURA ST
008	362996	0400	5/9/05	\$415,990	1650	0	8	2005	3	3593	N	N	2016 NE KATSURA ST
008	362996	0390	4/26/05	\$419,990	1650	0	8	2004	3	4458	N	N	2014 NE KATSURA ST
008	362996	0360	4/27/05	\$395,820	1650	0	8	2004	3	2893	N	N	1944 NE KATSURA ST
008	362996	0340	2/18/05	\$378,520	1650	0	8	2004	3	2070	N	N	1932 NE KATSURA ST
008	362996	0330	2/11/05	\$379,990	1650	0	8	2004	3	2053	N	N	1926 NE KATSURA ST
008	362996	0200	6/21/05	\$407,410	1650	0	8	2004	3	2067	N	N	1912 NE KINCAID WALK
008	362996	0190	1/10/05	\$363,990	1650	0	8	2004	3	2090	N	N	1924 NE KINCAID WALK
008	785202	0380	2/12/03	\$263,500	1680	0	8	2001	3	3650	N	N	7529 DOGWOOD LN SE
008	785202	0370	9/12/05	\$366,000	1680	0	8	2001	3	3970	N	N	7609 DOGWOOD LN SE
008	785202	0740	1/20/03	\$294,500	1690	0	8	1999	3	3690	N	N	7412 DOGWOOD LN SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785202	0710	12/6/05	\$410,000	1690	0	8	1999	3	3610	N	N	7425 DOGWOOD LN SE
008	363003	0110	8/2/05	\$339,300	1700	0	8	2005	3	3150	N	N	2489 NE LAURELCREST LN
008	363003	0090	7/8/05	\$339,300	1700	0	8	2005	3	4050	N	N	2495 NE LAURELCREST LN
008	363003	0080	5/25/05	\$339,300	1700	0	8	2005	3	4050	N	N	2496 NE LAURELWOOD LN
008	363003	0060	7/8/05	\$339,300	1700	0	8	2005	3	3150	N	N	2484 NE LARCHWOOD LN
008	363003	0030	9/6/05	\$430,000	1700	0	8	2005	3	3150	N	N	2483 NE LAURELWOOD LN
008	363003	0030	7/1/05	\$339,300	1700	0	8	2005	3	3150	N	N	2483 NE LAURELWOOD LN
008	362996	0350	1/11/05	\$384,990	1700	0	8	2004	3	3785	N	N	1938 NE KATSURA ST
008	362996	0230	1/12/04	\$391,113	1700	0	8	2003	3	2048	N	N	1862 NE KINCAID WALK
008	362995	0230	1/5/04	\$352,783	1700	0	8	2003	3	2117	N	N	1859 NE KINCAID WALK
008	363003	0520	10/11/04	\$341,000	1710	0	8	2004	3	3128	N	N	2049 LARCHMOUNT DR NE
008	363003	0500	10/6/04	\$336,602	1710	0	8	2004	3	4140	N	N	2037 LARCHMOUNT DR NE
008	363003	0480	8/2/04	\$340,295	1710	0	8	2004	3	3162	N	N	2042 25TH AV NE
008	363003	0460	10/6/04	\$335,000	1710	0	8	2004	3	3162	N	N	2056 25TH AV NE
008	363003	0170	11/2/04	\$341,000	1710	0	8	2004	3	3665	N	N	2525 NE LARCHMOUNT ST
008	362979	0160	5/10/05	\$372,500	1714	0	8	1999	3	3469	N	N	1421 NE IRIS ST
008	363003	0540	12/15/04	\$337,319	1720	0	8	2004	3	5155	N	N	2061 LARCHMOUNT DR NE
008	202407	9054	6/29/04	\$610,000	1720	0	8	1988	3	217364	N	N	5911 299TH AV SE
008	362979	0200	9/7/05	\$448,000	1721	0	8	1999	3	3502	N	N	1481 NE IRIS ST
008	363003	0330	3/5/05	\$339,300	1740	0	8	2005	3	3840	N	N	2530 LARCHMOUNT DR NE
008	363003	0280	3/15/05	\$339,300	1740	0	8	2005	3	3456	N	N	2542 LONGMIRE CT NE
008	363003	0230	5/12/05	\$339,300	1740	0	8	2005	3	3976	N	N	2547 LONGMIRE CT NE
008	362975	0170	12/27/05	\$424,950	1740	0	8	2000	3	4612	N	N	1118 NE LAUREL CT
008	362975	0170	8/26/03	\$309,800	1740	0	8	2000	3	4612	N	N	1118 NE LAUREL CT
008	362975	0160	9/25/03	\$313,000	1750	0	8	2000	3	4289	N	N	1130 NE LAUREL CT
008	785209	0020	6/9/04	\$330,000	1761	0	8	2000	3	3979	N	N	7421 THOMPSON AV SE
008	785204	0200	1/21/03	\$294,900	1780	0	8	1999	3	3811	N	N	7210 DOUGLAS AV SE
008	363003	0420	12/13/05	\$413,500	1780	0	8	2004	3	3562	N	N	2510 LARCHMOUNT DR NE
008	363003	0420	9/11/04	\$341,000	1780	0	8	2004	3	3562	N	N	2510 LARCHMOUNT DR NE
008	363003	0410	9/13/04	\$330,440	1780	0	8	2004	3	3370	N	N	2514 LARCHMOUNT DR NE
008	363003	0360	12/10/04	\$359,950	1780	0	8	2004	3	2968	N	N	2524 LARCHMOUNT DR NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	363003	0350	11/10/04	\$342,540	1780	0	8	2004	3	3603	N	N	2526 LARCHMOUNT DR NE
008	363003	0310	1/3/05	\$354,911	1780	0	8	2004	3	4023	N	N	2534 LONGMIRE CT NE
008	363003	0300	1/10/05	\$345,000	1780	0	8	2004	3	3109	N	N	2536 LONGMIRE CT NE
008	321095	0520	7/11/03	\$329,000	1780	0	8	1978	3	32314	N	N	33807 SE 55TH ST
008	363003	0010	5/19/05	\$339,300	1790	0	8	2005	3	4038	N	N	2499 NE LAURELWOOD LN
008	362983	0330	11/10/05	\$539,500	1840	660	8	1999	3	3385	N	N	1578 NE IRIS ST
008	321095	0060	2/20/05	\$391,500	1840	0	8	1990	3	34500	N	N	33622 SE 55TH ST
008	362983	0280	4/27/04	\$425,000	1850	660	8	1999	3	3445	N	N	1518 NE IRIS ST
008	362983	0060	1/19/05	\$435,000	1850	660	8	1999	3	3122	N	N	1518 NE JADE ST
008	362983	0340	7/1/04	\$417,950	1860	130	8	1999	3	3622	N	N	1595 NE JADE ST
008	362979	0310	10/6/04	\$375,000	1864	0	8	1999	3	3560	N	N	1705 14TH AV NE
008	362979	0230	10/5/04	\$382,500	1864	0	8	1999	3	3320	N	N	1727 15TH AV NE
008	785217	0840	7/29/03	\$302,829	1870	0	8	2003	3	3566	N	N	6601 EAST CREST VIEW LP SE
008	785217	0740	5/22/03	\$290,255	1870	0	8	2003	3	3169	N	N	35723 SE CREST VIEW LP SE
008	785217	0740	11/3/04	\$339,950	1870	0	8	2003	3	3169	N	N	35723 SE CREST VIEW LP SE
008	785217	0680	6/3/05	\$386,000	1870	0	8	2003	3	3261	N	N	6516 WEST CREST VIEW LP SE
008	785217	0680	7/15/03	\$305,168	1870	0	8	2003	3	3261	N	N	6516 WEST CREST VIEW LP SE
008	785217	0660	8/27/03	\$298,092	1870	0	8	2003	3	3266	N	N	6522 WEST CREST VIEW LP SE
008	785217	0620	8/5/04	\$369,500	1870	0	8	2003	3	4186	N	N	6612 WEST CREST VIEW LP SE
008	785217	0620	7/28/03	\$330,315	1870	0	8	2003	3	4186	N	N	6612 WEST CREST VIEW LP SE
008	362983	0160	7/14/03	\$380,000	1870	130	8	1999	3	5542	N	N	1567 NE IRIS ST
008	363003	0450	12/13/04	\$364,118	1880	0	8	2004	3	3720	N	N	2058 25TH AV NE
008	363003	0150	8/17/04	\$348,000	1880	0	8	2004	3	4598	N	N	2024 25TH AV NE
008	363003	0050	8/1/05	\$366,850	1880	0	8	2005	3	3960	N	N	2482 NE LAURELWOOD LN
008	102307	9147	8/11/03	\$394,500	1880	0	8	1989	3	130244	N	N	33020 SE 114TH ST
008	785202	0750	9/15/04	\$300,000	1890	0	8	1999	3	5093	N	N	7410 DOGWOOD LN SE
008	785202	0730	4/16/04	\$342,140	1890	0	8	2000	3	4009	N	N	7414 DOGWOOD LN SE
008	785202	0690	7/18/05	\$356,000	1890	0	8	1999	3	4259	N	N	7429 DOGWOOD LN SE
008	785202	0520	1/27/05	\$357,000	1890	0	8	1999	3	3695	N	N	35513 SE KINSEY ST
008	363011	0740	6/2/05	\$399,839	1920	0	8	2005	3	4396	N	N	3110 NE MAGNOLIA ST
008	363011	0700	5/6/05	\$400,481	1920	0	8	2005	3	3741	N	N	3190 NE MAGNOLIA ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	363011	0650	5/3/05	\$377,117	1920	0	8	2005	3	4396	N	N	3293 NE MARQUETTE WY
008	363011	0620	5/20/05	\$394,800	1920	0	8	2005	3	3741	N	N	3223 NE MARQUETTE WY
008	363011	0590	6/15/05	\$394,004	1920	0	8	2005	3	3741	N	N	3171 NE MARQUETTE WY
008	363011	0540	7/27/05	\$398,793	1920	0	8	2005	3	3723	N	N	2950 NE MAGNOLIA ST
008	363011	0510	7/6/05	\$387,142	1920	0	8	2005	3	3867	N	N	3020 NE MAGNOLIA ST
008	363011	0460	7/7/05	\$429,454	1920	0	8	2005	3	4323	N	N	3089 NE MARQUETTE WY
008	363011	0430	7/19/05	\$406,656	1920	0	8	2005	3	3841	N	N	3043 NE MARQUETTE WY
008	362997	1280	10/1/04	\$340,251	1920	0	8	2004	3	3720	N	N	2429 31ST AV NE
008	362997	1240	11/19/04	\$352,969	1920	0	8	2005	3	3627	N	N	2471 31ST AV NE
008	362997	1200	2/1/05	\$414,950	1920	0	8	2005	3	4065	N	N	2496 30TH AV NE
008	362997	1200	12/30/04	\$360,584	1920	0	8	2005	3	4065	N	N	2496 30TH AV NE
008	362997	1120	9/23/04	\$354,030	1920	0	8	2004	3	3720	N	N	2418 30TH AV NE
008	362997	1090	10/26/05	\$460,000	1920	0	8	2004	3	4140	N	N	2366 30TH AV NE
008	362997	1090	12/27/04	\$429,950	1920	0	8	2004	3	4140	N	N	2366 30TH AV NE
008	362997	0900	2/10/05	\$377,706	1920	0	8	2005	3	4095	N	N	2801 NE MULBERRY ST
008	362997	0850	1/31/05	\$350,460	1920	0	8	2005	3	3640	N	N	2679 NE MULBERRY ST
008	362997	0800	1/14/05	\$392,754	1920	0	8	2005	3	4758	N	N	2513 NE MULBERRY ST
008	362983	0080	5/26/05	\$493,999	1940	660	8	1999	3	2990	N	N	1542 NE JADE ST
008	362983	0080	4/10/03	\$430,000	1940	660	8	1999	3	2990	N	N	1542 NE JADE ST
008	785217	0830	9/15/03	\$300,428	1950	0	8	2003	3	3234	N	N	6529 EAST CREST VIEW LP SE
008	785217	0800	6/11/03	\$295,321	1950	0	8	2003	3	3154	N	N	6515 EAST CREST VIEW LP SE
008	785217	0770	9/29/04	\$333,700	1950	0	8	2003	3	3205	N	N	6505 EAST CREST VIEW LP SE
008	785217	0770	5/13/03	\$295,990	1950	0	8	2003	3	3205	N	N	6505 EAST CREST VIEW LP SE
008	785217	0730	8/24/05	\$425,000	1950	0	8	2003	3	3168	N	N	35719 SE CREST VIEW LP SE
008	785217	0730	6/16/03	\$299,569	1950	0	8	2003	3	3168	N	N	35719 SE CREST VIEW LP SE
008	785217	0720	9/9/03	\$321,051	1950	0	8	2003	3	4911	N	N	35715 SE CREST VIEW LP SE
008	785217	0700	1/21/05	\$360,000	1950	0	8	2003	3	3369	N	N	6508 WEST CREST VIEW LP SE
008	785217	0700	6/16/03	\$312,288	1950	0	8	2003	3	3369	N	N	6508 WEST CREST VIEW LP SE
008	785217	0670	8/6/03	\$292,522	1950	0	8	2003	3	3333	N	N	6518 WEST CREST VIEW LP SE
008	785217	0640	5/19/05	\$385,000	1950	0	8	2003	3	3184	N	N	6532 WEST CREST VIEW LP SE
008	785217	0640	7/15/03	\$303,466	1950	0	8	2003	3	3184	N	N	6532 WEST CREST VIEW LP SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785217	0610	8/29/05	\$417,000	1950	0	8	2003	3	3239	N	N	6608 WEST CREST VIEW LP SE
008	785217	0610	7/28/03	\$314,524	1950	0	8	2003	3	3239	N	N	6608 WEST CREST VIEW LP SE
008	363003	0530	11/29/04	\$379,950	1950	0	8	2004	3	3673	N	N	2055 NE LARCHMOUNT ST
008	363003	0510	11/23/04	\$388,534	1950	0	8	2004	3	3680	N	N	2043 LARCHMOUNT DR NE
008	363003	0470	9/22/04	\$367,630	1950	0	8	2004	3	3720	N	N	2048 25TH AV NE
008	363003	0440	11/10/04	\$368,750	1950	0	8	2004	3	3720	N	N	2066 25TH AV NE
008	122406	9073	4/20/05	\$454,000	1950	0	8	1981	3	45738	N	N	26341 SE DUTHIE HILL RD
008	785202	0360	6/13/05	\$345,000	1960	0	8	2001	3	4685	N	N	7605 DOGWOOD LN SE
008	785217	0820	9/10/03	\$315,037	1970	0	8	2003	3	3300	N	N	6525 EAST CREST VIEW LP SE
008	785217	0790	6/17/03	\$307,375	1970	0	8	2003	3	3239	N	N	6513 EAST CREST VIEW LP SE
008	785217	0750	8/29/05	\$412,000	1970	0	8	2003	3	3833	N	N	35727 SE CREST VIEW LP SE
008	785217	0750	6/17/03	\$311,505	1970	0	8	2003	3	3833	N	N	35727 SE CREST VIEW LP SE
008	785217	0650	8/25/03	\$310,586	1970	0	8	2003	3	3237	N	N	6526 WEST CREST VIEW LP SE
008	785217	0600	6/23/03	\$308,682	1970	0	8	2003	3	4292	N	N	6609 EAST CREST VIEW LP SE
008	363003	0370	1/12/05	\$384,903	1970	0	8	2004	3	3734	N	N	2522 LARCHMOUNT DR NE
008	363003	0260	5/4/05	\$366,850	1980	0	8	2005	3	4029	N	N	2548 LONGMIRE CT NE
008	363003	0210	4/7/05	\$366,850	1980	0	8	2005	3	5473	N	N	2541 LONGMIRE CT NE
008	785322	0860	10/26/04	\$379,950	1990	0	8	2004	3	5055	N	N	36413 SE ISLEY ST
008	362976	0160	11/15/04	\$386,500	1990	0	8	2002	3	3779	N	N	1741 12TH AV NE
008	785322	1010	11/23/04	\$399,950	1993	0	8	2004	3	4978	N	N	36225 SE ISLEY ST
008	102307	9026	12/13/05	\$885,000	2010	0	8	1987	3	407721	N	N	33010 SE 118TH ST
008	785211	0390	2/12/03	\$354,950	2020	0	8	2002	3	6313	N	N	7106 CURTIS DR SE
008	785211	0350	11/9/04	\$370,000	2020	0	8	2001	3	6028	N	N	7022 CURTIS DR SE
008	785211	0290	2/24/05	\$380,000	2020	0	8	2002	3	5671	N	N	7004 CURTIS DR SE
008	785211	0240	3/17/03	\$358,900	2020	0	8	2001	3	6465	N	N	6924 CURTIS DR SE
008	785211	0210	5/5/03	\$344,000	2020	0	8	2001	3	5493	N	N	6925 CURTIS DR SE
008	689330	0110	5/25/05	\$390,000	2030	0	8	2003	3	7770	N	N	8415 308TH PL SE
008	785322	0610	10/18/04	\$381,950	2050	0	8	2004	3	5694	N	N	36320 SE ISLEY ST
008	362997	1300	11/11/04	\$391,795	2050	0	8	2004	3	4185	N	N	2405 31ST AV NE
008	363003	0120	8/2/05	\$366,850	2060	0	8	2005	3	4320	N	N	2485 NE LAURELCREST LN
008	363003	0070	6/21/05	\$366,850	2060	0	8	2005	3	3600	N	N	2492 NE LARCHWOOD LN

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	363003	0040	7/26/05	\$366,850	2060	0	8	2005	3	3960	N	N	2481 NE LAURELWOOD LN
008	785202	0440	12/9/05	\$500,000	2070	0	8	2001	3	5250	N	N	7630 DOGWOOD LN SE
008	785209	0080	11/19/04	\$333,000	2073	0	8	2000	3	3761	N	N	7331 THOMPSON AV SE
008	785209	0060	8/25/04	\$340,500	2073	0	8	2000	3	3761	N	N	7405 THOMPSON AV SE
008	785209	0030	3/19/03	\$338,000	2073	0	8	2000	3	3761	N	N	7417 THOMPSON AV SE
008	362979	0090	2/13/03	\$350,000	2079	0	8	1999	3	3402	N	N	1769 14TH AV NE
008	785209	0220	4/5/05	\$385,000	2080	0	8	2000	3	4079	N	N	7131 THOMPSON AV SE
008	785209	0220	12/3/03	\$329,950	2080	0	8	2000	3	4079	N	N	7131 THOMPSON AV SE
008	785202	0720	3/29/04	\$362,500	2080	0	8	2000	3	4931	N	N	7418 DOGWOOD LN SE
008	362997	1160	12/6/04	\$389,244	2080	0	8	2005	3	3720	N	N	2456 30TH AV NE
008	362976	0200	8/24/04	\$380,000	2080	0	8	2002	3	3779	N	N	1765 12TH AV NE
008	785204	0060	2/4/05	\$365,000	2090	0	8	1999	3	3986	N	N	7414 DOUGLAS AV SE
008	362976	0170	8/25/04	\$395,000	2090	0	8	2002	3	3779	N	N	1747 12TH AV NE
008	785202	0550	10/17/05	\$475,000	2100	0	8	1999	3	3843	N	N	35514 SE KINSEY ST
008	362976	0340	2/4/03	\$379,170	2110	0	8	2003	3	4950	N	N	1802 12TH AV NE
008	785322	0900	11/8/04	\$384,950	2120	0	8	2004	3	5871	N	N	36329 SE ISLEY ST
008	785322	0770	3/16/05	\$419,950	2120	0	8	2004	3	6061	N	N	36510 SE ISLEY ST
008	785322	0680	11/24/04	\$387,950	2120	0	8	2004	3	5443	N	N	36410 SE ISLEY ST
008	363011	0710	5/6/05	\$372,171	2120	0	8	2005	3	3741	N	N	3172 NE MAGNOLIA ST
008	363011	0670	4/8/05	\$380,383	2120	0	8	2005	3	3741	N	N	3262 NE MAGNOLIA ST
008	363011	0640	8/30/05	\$487,900	2120	0	8	2005	3	3741	N	N	3285 NE MARQUETTE WY
008	363011	0640	5/3/05	\$407,124	2120	0	8	2005	3	3741	N	N	3285 NE MARQUETTE WY
008	363011	0600	6/6/05	\$367,215	2120	0	8	2005	3	3741	N	N	3185 NE MARQUETTE WY
008	363011	0550	7/27/05	\$415,440	2120	0	8	2005	3	3885	N	N	2930 NE MAGNOLIA ST
008	363011	0520	7/22/05	\$388,460	2120	0	8	2005	3	3860	N	N	2990 NE MAGNOLIA ST
008	363011	0490	8/10/05	\$452,500	2120	0	8	2005	3	3641	N	N	3060 NE MAGNOLIA ST
008	363011	0490	6/29/05	\$383,225	2120	0	8	2005	3	3641	N	N	3060 NE MAGNOLIA ST
008	363011	0450	7/7/05	\$389,200	2120	0	8	2005	3	6841	N	N	3067 NE MARQUETTE WY
008	362997	1290	9/24/04	\$365,013	2120	0	8	2004	3	3720	N	N	2417 31ST AV NE
008	362997	1250	10/29/04	\$363,533	2120	0	8	2004	3	3627	N	N	2459 31ST AV NE
008	362997	1210	6/23/05	\$470,000	2120	0	8	2005	3	4272	N	N	2497 31ST AV NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362997	1210	12/6/04	\$388,175	2120	0	8	2005	3	4272	N	N	2497 31ST AV NE
008	362997	1150	6/10/05	\$443,500	2120	0	8	2004	3	3720	N	N	2444 30TH AV NE
008	362997	1150	10/11/04	\$365,763	2120	0	8	2004	3	3720	N	N	2444 30TH AV NE
008	362997	1110	9/14/04	\$376,705	2120	0	8	2004	3	4185	N	N	2412 30TH AV NE
008	362997	1080	9/1/04	\$380,664	2120	0	8	2004	3	4140	N	N	2358 30TH AV NE
008	362997	0870	2/1/05	\$363,960	2120	0	8	2005	3	3640	N	N	2737 NE MULBERRY ST
008	362997	0830	1/24/05	\$377,366	2120	0	8	2005	3	3640	N	N	2613 NE MULBERRY ST
008	321095	0210	7/24/03	\$419,000	2120	0	8	1990	3	36286	N	N	33325 SE 52ND ST
008	362979	0260	7/9/03	\$350,000	2122	0	8	1999	3	3559	N	N	1795 15TH AV NE
008	362979	0210	7/28/03	\$363,900	2122	0	8	1998	3	4833	N	N	1495 NE IRIS ST
008	362979	0170	10/4/05	\$455,000	2122	0	8	1999	3	3477	N	N	1435 NE IRIS ST
008	362979	0170	6/28/04	\$372,300	2122	0	8	1999	3	3477	N	N	1435 NE IRIS ST
008	363011	0680	5/2/05	\$376,492	2130	0	8	2005	3	3741	N	N	3210 NE MAGNOLIA ST
008	362997	1230	11/24/04	\$387,075	2130	0	8	2005	3	3627	N	N	2477 31ST AV NE
008	362997	1130	7/28/05	\$446,200	2130	0	8	2004	3	3720	N	N	2426 30TH AV NE
008	362997	1130	9/23/04	\$369,982	2130	0	8	2004	3	3720	N	N	2426 30TH AV NE
008	362997	0840	1/24/05	\$376,826	2130	0	8	2005	3	3640	N	N	2645 NE MULBERRY ST
008	362979	0020	8/16/04	\$399,950	2132	0	8	1999	3	4216	N	N	1482 NE JADE ST
008	785214	0420	7/21/03	\$399,950	2160	0	8	2002	3	9028	N	N	6932 ELDERBERRY AV SE
008	785214	0400	3/24/03	\$350,000	2160	0	8	2003	3	5584	N	N	6926 ELDERBERRY AV SE
008	785214	0330	8/22/03	\$348,950	2160	0	8	2003	3	4579	N	N	6826 ELDERBERRY AV SE
008	785214	0320	7/22/03	\$352,950	2160	0	8	2003	3	4540	N	N	6820 ELDERBERRY AV SE
008	785214	0280	9/2/03	\$364,950	2160	0	8	2003	3	5388	N	N	6728 ELDERBERRY AV SE
008	785214	0210	8/4/03	\$379,990	2160	0	8	2003	4	16302	N	N	6705 ELDERBERRY AV SE
008	785214	0200	8/4/03	\$374,950	2160	0	8	2003	3	6872	N	N	6701 ELDERBERRY AV SE
008	785214	0160	9/8/03	\$374,950	2160	0	8	2003	3	5714	N	N	6721 ELDERBERRY AV SE
008	785214	0060	3/7/03	\$351,900	2160	0	8	2003	3	5452	N	N	6903 ELDERBERRY AV SE
008	362983	0300	10/29/04	\$450,000	2170	650	8	1999	3	3074	N	N	1542 NE IRIS ST
008	362979	0300	6/22/05	\$423,000	2170	0	8	1999	3	3200	N	N	1727 14TH AV NE
008	362979	0300	11/17/03	\$350,000	2170	0	8	1999	3	3200	N	N	1727 14TH AV NE
008	785211	0010	9/20/05	\$516,000	2180	0	8	2002	3	7980	N	N	7022 THOMPSON AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785209	0800	9/2/05	\$412,500	2180	0	8	2001	3	4210	N	N	34829 SE BURROWS WY
008	363011	0610	5/31/05	\$394,388	2180	0	8	2005	3	3741	N	N	3193 NE MARQUETTE WY
008	363011	0480	6/23/05	\$432,639	2180	0	8	2005	3	3641	N	N	3080 NE MAGNOLIA ST
008	363011	0440	7/11/05	\$423,387	2180	0	8	2005	3	3841	N	N	3055 NE MARQUETTE WY
008	362997	1270	10/19/04	\$376,677	2180	0	8	2004	3	3627	N	N	2441 31ST AV NE
008	362997	1170	11/12/04	\$367,207	2180	0	8	2005	3	3627	N	N	2468 30TH AV NE
008	362997	1100	2/4/05	\$432,950	2180	0	8	2005	3	4600	N	N	2378 30TH AV NE
008	362997	0910	2/17/05	\$392,516	2180	0	8	2005	3	4459	N	N	2384 29TH AV NE
008	362997	0880	2/2/05	\$369,800	2180	0	8	2005	3	3640	N	N	2761 NE MULBERRY ST
008	785209	0830	7/5/05	\$415,000	2183	0	8	2000	3	4203	N	N	34817 SE BURROWS WY
008	785211	0180	8/8/05	\$465,000	2190	0	8	2002	3	5843	N	N	7003 CURTIS DR SE
008	785204	0070	3/8/04	\$352,950	2190	0	8	1999	3	3986	N	N	7410 DOUGLAS AV SE
008	785202	0620	2/10/04	\$370,000	2190	0	8	1999	3	4944	N	N	7405 DOGWOOD LN SE
008	785202	0570	9/23/03	\$349,999	2190	0	8	1999	3	4370	N	N	35504 SE KINSEY ST
008	362976	0320	1/14/03	\$370,912	2190	0	8	2003	3	4950	N	N	1784 12TH AV NE
008	362976	0230	12/8/05	\$520,000	2190	0	8	2003	3	4564	N	N	1783 12TH AV NE
008	785202	0300	11/19/03	\$403,500	2200	0	8	2000	3	4544	N	N	7629 DOGWOOD LN SE
008	785204	0150	7/28/04	\$343,000	2230	0	8	2000	3	3986	N	N	7306 DOUGLAS AV SE
008	785202	0790	3/24/05	\$459,000	2230	0	8	2000	3	5348	N	N	7332 DOGWOOD LN SE
008	362976	0310	9/24/03	\$371,000	2230	0	8	2003	3	4950	N	N	1778 12TH AV NE
008	362976	0310	1/6/03	\$362,199	2230	0	8	2003	3	4950	N	N	1778 12TH AV NE
008	785209	0110	5/24/04	\$349,950	2232	0	8	2000	3	3761	N	N	7319 THOMPSON AV SE
008	785209	0070	4/28/05	\$396,000	2232	0	8	2000	3	3761	N	N	7401 THOMPSON AV SE
008	785322	0730	10/12/05	\$450,000	2240	0	8	2004	3	5857	N	N	36502 SE ISLEY ST
008	785322	0730	2/28/05	\$399,950	2240	0	8	2004	3	5857	N	N	36502 SE ISLEY ST
008	785202	0480	5/26/05	\$435,000	2240	0	8	2000	3	6324	N	N	7602 DOGWOOD LN SE
008	362976	0350	2/14/03	\$375,950	2240	0	8	2003	3	5561	N	N	1808 12TH AV NE
008	362976	0300	2/25/03	\$379,950	2240	0	8	2003	3	4950	N	N	1772 12TH AV NE
008	362976	0280	6/12/05	\$541,500	2240	0	8	2002	3	4950	N	N	1760 12TH AV NE
008	363011	0730	6/2/05	\$425,566	2260	0	8	2005	3	3741	N	N	3126 NE MAGNOLIA ST
008	363011	0570	6/17/05	\$404,987	2260	0	8	2005	3	4396	N	N	3131 NE MARQUETTE WY

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	363011	0530	7/19/05	\$439,129	2260	0	8	2005	3	3649	N	N	2970 NE MAGNOLIA ST
008	362997	1190	12/6/04	\$380,562	2260	0	8	2005	3	3627	N	N	2484 30TH AV NE
008	785322	0980	8/16/04	\$393,500	2270	0	8	2004	3	6185	N	N	36231 SE ISLEY ST
008	785322	0910	9/21/04	\$362,950	2270	0	8	2004	3	7887	N	N	36327 SE ISLEY ST
008	785322	0870	10/29/04	\$376,950	2270	0	8	2004	3	7952	N	N	36411 SE ISLEY ST
008	785322	0600	11/22/04	\$389,950	2270	0	8	2004	3	6361	N	N	36312 SE ISLEY ST
008	785214	0410	8/5/03	\$359,950	2270	0	8	2003	3	6269	N	N	6930 ELDERBERRY AV SE
008	785214	0370	4/14/03	\$356,950	2270	0	8	2003	3	5003	N	N	6914 ELDERBERRY AV SE
008	785214	0360	9/23/03	\$354,950	2270	0	8	2003	3	4711	N	N	6832 ELDERBERRY AV SE
008	785214	0250	9/24/03	\$362,950	2270	0	8	2003	3	5261	N	N	6716 ELDERBERRY AV SE
008	785214	0150	7/29/03	\$352,950	2270	0	8	2003	3	5450	N	N	6729 ELDERBERRY AV SE
008	785214	0120	7/3/03	\$354,500	2270	0	8	2003	3	5467	N	N	6807 ELDERBERRY AV SE
008	785214	0110	9/3/03	\$351,690	2270	0	8	2003	3	5145	N	N	6921 ELDERBERRY AV SE
008	785214	0040	5/12/03	\$354,950	2270	0	8	2003	3	5536	N	N	6915 ELDERBERRY AV SE
008	785214	0030	5/23/03	\$347,950	2270	0	8	2003	3	5145	N	N	6921 ELDERBERRY AV SE
008	785322	0690	12/3/04	\$383,950	2280	0	8	2004	3	6134	N	N	36420 SE ISLEY ST
008	363003	0290	3/1/05	\$413,400	2308	0	8	2005	3	3866	N	N	2540 LONGMIRE CT NE
008	363003	0200	12/22/04	\$386,733	2308	0	8	2004	3	4080	N	N	2539 NE LARCHMOUNT ST
008	363003	0400	1/12/05	\$405,210	2310	0	8	2005	3	3831	N	N	2516 LARCHMOUNT DR NE
008	363003	0390	2/2/05	\$390,299	2310	0	8	2005	3	5177	N	N	2518 LARCHMOUNT DR NE
008	363003	0380	1/21/05	\$401,887	2310	0	8	2005	3	4984	N	N	2520 LARCHMOUNT DR NE
008	363003	0340	2/14/05	\$408,310	2310	0	8	2005	3	4649	N	N	2528 LARCHMOUNT DR NE
008	363003	0320	3/29/05	\$413,448	2310	0	8	2005	3	4147	N	N	2532 LARCHMOUNT DR NE
008	363003	0270	3/15/05	\$403,415	2310	0	8	2005	3	3945	N	N	2544 LONGMIRE CT NE
008	363003	0250	4/11/05	\$412,960	2310	0	8	2005	3	4667	N	N	2552 LONGMIRE CT NE
008	363003	0240	5/16/05	\$403,483	2310	0	8	2005	3	4227	N	N	2551 LONGMIRE CT NE
008	785325	0170	5/17/05	\$449,950	2320	210	8	2005	3	6695	N	N	7002 SILENT CREEK AV SE
008	785325	0140	7/7/05	\$448,950	2320	210	8	2005	3	7229	N	N	6916 SILENT CREEK AV SE
008	172407	9031	2/21/03	\$471,000	2330	770	8	1968	3	270979	N	N	30224 SE ISSAQUAH-FALL CITY RD
008	785214	0290	9/6/05	\$449,500	2350	0	8	2003	3	5746	N	N	6814 ELDERBERRY AV SE
008	785214	0290	8/18/03	\$367,000	2350	0	8	2003	3	5746	N	N	6814 ELDERBERRY AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785214	0190	9/11/03	\$362,950	2350	0	8	2003	3	6939	N	N	6713 ELDERBERRY AV SE
008	785214	0090	9/10/04	\$387,000	2350	0	8	2003	3	5731	N	N	6927 ELDERBERRY AV SE
008	785214	0090	4/17/03	\$353,500	2350	0	8	2003	3	5731	N	N	6927 ELDERBERRY AV SE
008	122406	9056	8/3/05	\$669,000	2350	0	8	1963	5	96267	N	N	26509 SE DUTHIE HILL RD
008	785217	0570	9/15/03	\$378,876	2370	0	8	2003	3	5344	N	N	6732 CREST VIEW AV SE
008	785217	0550	9/23/03	\$376,376	2370	0	8	2003	3	6295	N	N	6724 CREST VIEW AV SE
008	785217	0530	9/4/03	\$362,119	2370	0	8	2003	3	5418	N	N	6714 EAST CREST VIEW LP SE
008	785217	0430	9/26/05	\$495,000	2370	0	8	2003	3	5333	N	N	6526 SE CREST VIEW LP SE
008	785217	0430	7/29/03	\$364,950	2370	0	8	2003	3	5333	N	N	6526 SE CREST VIEW LP SE
008	785217	0390	7/16/03	\$374,789	2370	0	8	2003	3	6660	N	N	6508 EAST CREST VIEW LP SE
008	785217	0370	6/18/03	\$371,962	2370	0	8	2003	3	7875	N	N	6430 EAST CREST VIEW LP SE
008	362976	0330	8/26/04	\$439,900	2370	0	8	2003	3	4950	N	N	1790 12TH AV NE
008	362976	0330	1/15/03	\$372,175	2370	0	8	2003	3	4950	N	N	1790 12TH AV NE
008	363011	0690	4/29/05	\$416,307	2380	0	8	2005	3	3741	N	N	3196 NE MAGNOLIA ST
008	363011	0630	5/5/05	\$397,619	2380	0	8	2005	3	3741	N	N	3261 NE MARQUETTE WY
008	363011	0470	6/23/05	\$447,234	2380	0	8	2005	3	4098	N	N	3090 NE MAGNOLIA ST
008	362983	0030	4/16/04	\$415,000	2389	0	8	1999	3	3928	N	N	1525 NE JONQUIL LN
008	362983	0020	5/19/05	\$495,000	2389	0	8	1999	3	3770	N	N	1515 NE JONQUIL LN
008	785322	0650	10/1/04	\$391,950	2390	0	8	2004	3	7538	N	N	36404 SE ISLEY ST
008	785322	0940	6/22/05	\$450,000	2400	0	8	2004	3	6021	N	N	36313 SE ISLEY ST
008	785322	0940	8/5/04	\$372,500	2400	0	8	2004	3	6021	N	N	36313 SE ISLEY ST
008	785322	0850	11/15/04	\$386,950	2400	0	8	2004	3	5959	N	N	36421 SE ISLEY ST
008	785204	0170	12/10/03	\$340,000	2400	0	8	1999	3	5320	N	N	7230 DOUGLAS AV SE
008	785204	0080	1/6/04	\$346,450	2400	0	8	1999	3	3986	N	N	7406 DOUGLAS AV SE
008	785204	0080	9/8/05	\$440,000	2400	0	8	1999	3	3986	N	N	7406 DOUGLAS AV SE
008	785202	0450	3/8/05	\$420,000	2400	0	8	2000	3	6403	N	N	7638 DOGWOOD LN SE
008	363011	0720	5/31/05	\$412,662	2400	0	8	2005	3	3741	N	N	3150 NE MAGNOLIA ST
008	363011	0660	4/8/05	\$412,220	2400	0	8	2005	3	4396	N	N	3288 NE MAGNOLIA ST
008	363011	0580	6/15/05	\$408,554	2400	0	8	2005	3	3741	N	N	3151 NE MARQUETTE WY
008	363011	0500	6/30/05	\$449,463	2400	0	8	2005	3	3641	N	N	3040 NE MAGNOLIA ST
008	363011	0420	7/19/05	\$457,296	2400	0	8	2005	3	4225	N	N	3021 NE MARQUETTE WY

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362997	1260	10/15/04	\$395,243	2400	0	8	2004	3	3627	N	N	2447 31ST AV NE
008	362997	1220	6/29/05	\$485,000	2400	0	8	2005	3	3627	N	N	2485 31ST AV NE
008	362997	1220	12/6/04	\$406,970	2400	0	8	2005	3	3627	N	N	2485 31ST AV NE
008	362997	1180	12/6/04	\$389,632	2400	0	8	2005	3	3627	N	N	2476 30TH AV NE
008	362997	1140	10/18/04	\$394,420	2400	0	8	2004	3	3720	N	N	2438 30TH AV NE
008	362997	1070	8/25/04	\$426,711	2400	0	8	2004	3	7746	N	N	2346 30TH AV NE
008	362997	0890	2/8/05	\$393,539	2400	0	8	2005	3	3640	N	N	2785 NE MULBERRY ST
008	362997	0860	1/31/05	\$409,223	2400	0	8	2005	3	3640	N	N	2711 NE MULBERRY ST
008	362997	0820	1/19/05	\$380,070	2400	0	8	2005	3	3640	N	N	2579 NE MULBERRY ST
008	362997	0010	8/22/05	\$453,978	2400	0	8	2005	3	5600	N	N	3009 NE MULBERRY ST
008	785209	0130	8/20/04	\$356,000	2415	0	8	2000	3	3761	N	N	7311 THOMPSON AV SE
008	785325	0210	4/12/05	\$497,950	2420	600	8	2005	3	7753	N	N	7018 SILENT CREEK AV SE
008	785325	0190	4/26/05	\$494,950	2420	600	8	2005	3	6822	N	N	7010 SILENT CREEK AV SE
008	785325	0150	5/12/05	\$488,950	2420	600	8	2005	3	6968	N	N	6922 SILENT CREEK AV SE
008	785325	0130	6/15/05	\$482,950	2420	600	8	2005	3	6285	N	N	6912 SILENT CREEK AV SE
008	785209	0200	12/3/03	\$350,000	2420	0	8	2000	3	4205	N	N	7207 THOMPSON AV SE
008	785209	0170	9/10/04	\$365,000	2420	0	8	2000	3	4270	N	N	7221 THOMPSON AV SE
008	785204	0190	5/17/05	\$415,000	2420	0	8	1999	3	3811	N	N	7214 DOUGLAS AV SE
008	785211	0410	3/30/04	\$425,000	2430	0	8	2001	3	5725	N	N	7118 CURTIS DR SE
008	785209	0930	11/14/03	\$340,000	2430	0	8	2001	3	4798	N	N	34826 SE BURROWS WY
008	192407	9069	9/27/05	\$930,000	2430	0	8	1994	3	152460	N	N	28407 SE 59TH ST
008	785322	0810	2/9/05	\$404,950	2460	0	8	2004	3	7558	N	N	36503 SE ISLEY ST
008	785209	0600	5/19/05	\$450,000	2460	0	8	2001	3	5710	N	N	34904 CURTIS DR SE
008	785202	0540	8/21/05	\$470,000	2460	0	8	1999	3	4256	N	N	35518 SE KINSEY ST
008	785214	0390	3/26/03	\$382,950	2470	0	8	2003	3	7615	N	N	6922 ELDERBERRY AV SE
008	785214	0380	2/26/03	\$382,605	2470	0	8	2003	3	7952	N	N	6918 ELDERBERRY AV SE
008	785214	0350	2/26/03	\$379,950	2470	0	8	2003	3	7726	N	N	6830 ELDERBERRY AV SE
008	785214	0340	4/18/03	\$379,950	2470	0	8	2003	3	6284	N	N	6828 ELDERBERRY AV SE
008	785214	0310	10/23/03	\$382,950	2470	0	8	2003	3	5840	N	N	6818 ELDERBERRY AV SE
008	785214	0300	9/11/03	\$382,950	2470	0	8	2003	3	6790	N	N	6816 ELDERBERRY AV SE
008	785214	0270	8/19/03	\$389,950	2470	0	8	2003	3	8089	N	N	6733 ELDERBERRY AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785214	0260	9/2/03	\$384,950	2470	0	8	2003	3	6386	N	N	6720 ELDERBERRY AV SE
008	785214	0080	3/1/03	\$379,950	2470	0	8	2003	3	10514	N	N	6825 ELDERBERRY AV SE
008	785214	0020	6/16/03	\$372,950	2470	0	8	2003	3	10997	N	N	6925 ELDERBERRY AV SE
008	785214	0010	5/21/03	\$374,950	2470	0	8	2003	3	14355	N	N	6929 ELDERBERRY AV SE
008	785202	0780	7/21/04	\$395,000	2470	0	8	2000	3	5208	N	N	7402 DOGWOOD LN SE
008	785202	0500	5/5/05	\$428,000	2470	0	8	1999	3	4140	N	N	35503 SE KINSEY ST
008	785325	0010	4/25/05	\$497,000	2500	0	8	2005	3	6689	N	N	7025 SILENT CREEK AV SE
008	785209	0820	7/28/04	\$360,000	2500	0	8	2001	3	4203	N	N	34821 SE BURROWS WY
008	785209	0210	5/19/04	\$369,950	2500	0	8	2000	3	4079	N	N	7203 THOMPSON AV SE
008	785202	0510	9/23/04	\$338,750	2500	0	8	1999	3	4033	N	N	35507 SE KINSEY ST
008	785211	0070	10/3/05	\$515,000	2510	0	8	2001	3	7398	N	N	7114 THOMPSON AV SE
008	332407	9085	3/23/04	\$495,000	2510	860	8	1994	4	62726	N	N	8310 316TH PL SE
008	785325	0050	4/26/05	\$497,000	2520	0	8	2005	3	4844	N	N	7003 SILENT CREEK AV SE
008	785322	1000	7/12/04	\$364,950	2520	0	8	2004	3	6277	N	N	36227 SE ISLEY ST
008	272407	9053	1/7/04	\$460,000	2520	0	8	1994	3	270072	N	N	7726 331ST AV SE
008	785322	0780	5/2/05	\$458,850	2530	0	8	2005	3	8144	N	N	36509 SE ISLEY ST
008	785322	0560	2/17/05	\$444,950	2530	0	8	2004	3	5117	N	N	7514 PINNACLE PL SE
008	785322	0990	7/1/04	\$359,950	2540	0	8	2004	3	6021	N	N	36229 SE ISLEY ST
008	785322	0840	12/17/04	\$381,950	2550	0	8	2004	3	7114	N	N	36423 SE ISLEY ST
008	785322	0830	12/13/04	\$392,450	2550	0	8	2004	3	7364	N	N	36425 SE ISLEY ST
008	785322	0800	2/1/05	\$394,950	2550	0	8	2004	3	7793	N	N	36505 SE ISLEY ST
008	785322	0790	1/20/05	\$410,450	2550	0	8	2004	3	7508	N	N	36507 SE ISLEY ST
008	785322	0580	8/24/05	\$535,000	2550	0	8	2004	3	10599	N	N	7520 PINNACLE PL SE
008	785322	0550	4/22/05	\$595,000	2550	0	8	2004	3	8786	N	N	7512 PINNACLE PL SE
008	785322	0540	2/23/05	\$499,950	2550	0	8	2004	3	7148	N	N	7510 PINNACLE PL SE
008	785209	0920	4/21/03	\$363,000	2550	0	8	2000	3	4798	N	N	34822 SE BURROWS WY
008	785209	0900	9/20/04	\$372,500	2550	0	8	2000	3	4798	N	N	34812 SE BURROWS WY
008	785209	0900	1/27/03	\$355,000	2550	0	8	2000	3	4798	N	N	34812 SE BURROWS WY
008	785211	0110	6/22/03	\$369,940	2580	0	8	2002	3	5235	N	N	7109 CURTIS DR SE
008	785202	0810	11/30/05	\$530,000	2580	0	8	2000	3	5205	N	N	7325 HEATHER AV SE
008	785202	0320	11/8/04	\$400,000	2580	0	8	2000	3	5431	N	N	7619 DOGWOOD LN SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785204	0030	11/12/04	\$449,950	2605	0	8	1999	3	8066	N	N	7430 DOUGLAS AV SE
008	785211	0380	9/22/05	\$543,600	2610	0	8	2001	3	6405	N	N	7102 CURTIS DR SE
008	785211	0260	2/24/03	\$430,000	2610	0	8	2001	3	7438	N	N	6928 CURTIS DR SE
008	785209	0640	11/4/05	\$537,000	2630	0	8	2001	3	7009	N	N	7321 CURTIS DR SE
008	785209	0590	10/20/03	\$405,000	2630	0	8	2001	3	5710	N	N	34832 CURTIS DR SE
008	785322	0820	1/20/05	\$405,500	2640	0	8	2004	3	6121	N	N	36427 SE ISLEY ST
008	785322	0530	12/7/04	\$439,950	2640	0	8	2004	3	4735	N	N	7508 PINNACLE PL SE
008	785214	0230	7/16/04	\$399,950	2640	0	8	2004	3	6273	N	N	34406 SE CARMICHAEL ST
008	785322	0950	7/19/04	\$371,950	2650	0	8	2004	3	7667	N	N	36311 SE ISLEY ST
008	785322	0890	10/25/04	\$399,950	2650	0	8	2004	3	6167	N	N	36407 SE ISLEY ST
008	785322	0880	10/6/04	\$391,425	2650	0	8	2004	3	8203	N	N	36409 SE ISLEY ST
008	785322	0640	8/10/04	\$389,950	2650	0	8	2004	3	4875	N	N	36326 SE ISLEY ST
008	785214	0430	7/11/05	\$503,000	2650	0	8	2004	3	8894	N	N	34414 SE CARMICHAEL ST
008	785214	0430	4/1/04	\$419,950	2650	0	8	2004	3	8894	N	N	34414 SE CARMICHAEL ST
008	785322	0920	8/24/04	\$371,950	2660	0	8	2004	3	9623	N	N	36325 SE ISLEY ST
008	785217	0590	10/7/03	\$381,270	2660	0	8	2003	3	6871	N	N	6814 CREST VIEW AV SE
008	785217	0540	8/27/03	\$389,395	2660	0	8	2003	3	6833	N	N	6720 CREST VIEW AV SE
008	785217	0520	10/3/03	\$381,500	2660	0	8	2003	3	5001	N	N	6708 EAST CREST VIEW LP SE
008	785217	0500	8/25/03	\$375,685	2660	0	8	2003	3	5309	N	N	6628 EAST CREST VIEW LP SE
008	785217	0480	10/23/03	\$379,950	2660	0	8	2003	3	5015	N	N	6620 EAST CREST VIEW LP SE
008	785217	0460	7/15/03	\$383,702	2660	0	8	2003	3	5023	N	N	6612 EAST CREST VIEW LP SE
008	785217	0440	11/20/03	\$376,950	2660	0	8	2003	3	5088	N	N	6602 EAST CREST VIEW LP SE
008	785217	0410	8/21/03	\$379,950	2660	0	8	2003	3	5761	N	N	6516 EAST CREST VIEW LP SE
008	785217	0360	10/28/03	\$389,950	2660	0	8	2003	3	8094	N	N	6424 EAST CREST VIEW LP SE
008	212407	9065	8/10/04	\$524,390	2660	0	8	1989	3	204732	N	N	5445 322ND AV SE
008	312507	9033	8/4/05	\$688,000	2670	0	8	1977	4	212572	N	N	27902 NE 5TH ST
008	312507	9033	1/16/04	\$564,000	2670	0	8	1977	4	212572	N	N	27902 NE 5TH ST
008	785322	0970	7/29/04	\$374,950	2680	0	8	2004	3	7178	N	N	36307 SE ISLEY ST
008	785322	0930	9/2/04	\$397,467	2680	0	8	2004	3	7133	N	N	36323 SE ISLEY ST
008	785322	0720	3/14/05	\$448,000	2680	0	8	2004	3	5494	N	N	36426 SE ISLEY ST
008	785322	0720	11/3/04	\$399,950	2680	0	8	2004	3	5494	N	N	36426 SE ISLEY ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785211	0360	7/29/05	\$489,000	2690	0	8	2001	3	6823	N	N	7026 CURTIS DR SE
008	785211	0200	6/11/03	\$399,000	2690	0	8	2001	3	5615	N	N	6927 CURTIS DR SE
008	785211	0190	1/13/05	\$425,700	2690	0	8	2002	3	7632	N	N	7001 CURTIS DR SE
008	398030	0230	9/7/05	\$795,000	2700	0	8	1981	3	32000	N	N	7517 LAKE ALICE RD SE
008	785325	0110	2/28/05	\$517,950	2740	660	8	2005	3	5490	N	N	6909 SILENT CREEK AV SE
008	785325	0080	6/7/05	\$547,037	2740	660	8	2005	3	4499	N	N	6921 SILENT CREEK AV SE
008	785325	0020	6/1/05	\$509,950	2740	660	8	2005	3	6588	N	N	7019 SILENT CREEK AV SE
008	785202	0310	5/11/04	\$444,900	2740	0	8	2000	3	5665	N	N	7623 DOGWOOD LN SE
008	312507	9005	9/12/05	\$890,000	2750	0	8	1977	3	387684	N	N	27928 NE 5TH ST
008	312507	9005	3/26/05	\$625,000	2750	0	8	1977	3	387684	N	N	27928 NE 5TH ST
008	785202	0270	7/18/03	\$439,000	2760	0	8	2001	3	6491	N	N	7641 DOGWOOD LN SE
008	785214	0240	12/12/03	\$427,159	2830	0	8	2004	3	8451	N	N	34410 SE CARMICHAEL ST
008	785214	0220	6/2/05	\$514,500	2830	0	8	2003	3	15404	N	N	34402 SE CARMICHAEL ST
008	785214	0220	3/25/04	\$423,000	2830	0	8	2003	3	15404	N	N	34402 SE CARMICHAEL ST
008	785214	0220	9/22/03	\$429,323	2830	0	8	2003	3	15404	N	N	34402 SE CARMICHAEL ST
008	785214	0180	8/26/03	\$400,000	2830	0	8	2003	3	14214	N	N	6709 ELDERBERRY AV SE
008	785214	0170	7/21/03	\$394,950	2830	0	8	2003	3	14094	N	N	6717 ELDERBERRY AV SE
008	785214	0140	5/13/03	\$400,035	2830	0	8	2003	3	10443	N	N	6733 ELDERBERRY AV SE
008	785214	0130	5/28/03	\$394,950	2830	0	8	2003	3	11009	N	N	6803 ELDERBERRY AV SE
008	785214	0100	4/1/03	\$390,000	2830	0	8	2003	3	10954	N	N	6823 ELDERBERRY AV SE
008	785214	0070	3/18/03	\$389,950	2830	0	8	2003	3	11477	N	N	6907 ELDERBERRY AV SE
008	785214	0050	3/18/03	\$389,950	2830	0	8	2003	3	10817	N	N	6911 ELDERBERRY AV SE
008	785325	0160	7/12/05	\$482,950	2860	200	8	2005	3	7161	N	N	6926 SILENT CREEK AV SE
008	785322	0710	10/6/04	\$447,950	2860	0	8	2004	3	8254	N	N	36424 SE ISLEY ST
008	785322	0700	2/7/05	\$449,950	2860	0	8	2004	3	8781	N	N	36422 SE ISLEY ST
008	785322	0660	6/30/05	\$535,000	2860	0	8	2004	3	12875	N	N	36406 SE ISLEY ST
008	785322	0570	6/20/05	\$527,950	2860	0	8	2004	3	7187	N	N	36306 SE ISLEY ST
008	785325	0220	3/21/05	\$480,000	2870	200	8	2005	3	10946	N	N	7024 SILENT CREEK AV SE
008	785325	0200	2/16/05	\$490,205	2870	200	8	2005	3	7873	N	N	7014 SILENT CREEK AV SE
008	785325	0180	7/18/05	\$493,950	2870	200	8	2005	3	6952	N	N	7006 SILENT CREEK AV SE
008	785209	0610	10/6/04	\$436,500	2880	0	8	2001	3	5726	N	N	34910 CURTIS DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785209	0610	6/5/03	\$425,950	2880	0	8	2001	3	5726	N	N	34910 CURTIS DR SE
008	785210	0080	6/7/04	\$378,900	2885	0	8	2001	3	5670	N	N	SE STELLER WY
008	785322	0760	3/3/05	\$439,950	2890	0	8	2004	3	7184	N	N	36508 SE ISLEY ST
008	785322	0750	1/24/05	\$479,950	2890	0	8	2004	3	11842	N	N	36506 SE ISLEY ST
008	785322	0740	2/21/05	\$449,950	2890	0	8	2004	3	9775	N	N	36504 SE ISLEY ST
008	785325	0070	3/11/05	\$507,950	2900	930	8	2004	3	4644	N	N	6925 SILENT CREEK AV SE
008	785325	0100	1/10/05	\$513,000	2930	930	8	2004	3	5518	N	N	6913 SILENT CREEK AV SE
008	785325	0090	3/7/05	\$521,950	2930	930	8	2004	3	5130	N	N	6917 SILENT CREEK AV SE
008	785325	0060	1/11/05	\$508,950	2930	930	8	2004	3	4723	N	N	6929 SILENT CREEK AV SE
008	785325	0040	1/6/05	\$543,627	2930	930	8	2004	3	6163	N	N	7007 SILENT CREEK AV SE
008	785325	0030	3/7/05	\$510,950	2930	930	8	2004	3	6478	N	N	7013 SILENT CREEK AV SE
008	785202	0260	3/11/05	\$529,900	2960	0	8	2001	3	6534	N	N	7645 DOGWOOD LN SE
008	785217	0580	9/22/03	\$415,244	2990	0	8	2003	3	6106	N	N	6808 CREST VIEW AV SE
008	785217	0510	11/7/05	\$603,950	2990	0	8	2003	3	5126	N	N	6704 EAST CREST VIEW LP SE
008	785217	0510	8/18/03	\$391,481	2990	0	8	2003	3	5126	N	N	6704 EAST CREST VIEW LP SE
008	785217	0490	7/31/03	\$395,335	2990	0	8	2003	3	5010	N	N	6624 EAST CREST VIEW LP SE
008	785217	0420	5/21/03	\$395,047	2990	0	8	2003	3	5313	N	N	6522 EAST CREST VIEW LP SE
008	785217	0400	5/23/03	\$402,504	2990	0	8	2003	3	6334	N	N	6512 EAST CREST VIEW LP SE
008	785217	0330	2/5/04	\$480,481	3030	0	8	2004	3	7924	N	N	35814 SE CREST VIEW LP SE
008	785217	0300	10/22/03	\$489,990	3030	0	8	2003	3	7974	N	N	35726 SE CREST VIEW LP SE
008	785217	0270	4/2/04	\$569,990	3030	0	8	2004	3	13058	N	N	35714 SE CREST VIEW LP SE
008	785217	0240	3/5/04	\$549,990	3030	0	8	2003	3	5756	N	N	64270 WEST CREST VIEW LP SE
008	785217	0220	7/14/04	\$499,990	3030	0	8	2004	3	5338	N	N	6507 WEST CREST VIEW LP SE
008	785217	0190	6/26/03	\$480,000	3030	0	8	2003	3	5713	N	N	6519 WEST CREST VIEW LP SE
008	785217	0170	8/12/03	\$464,051	3030	0	8	2003	3	5771	N	N	6527 WEST CREST VIEW LP SE
008	785217	0110	6/23/03	\$469,990	3030	0	8	2003	3	5269	N	N	6625 WEST CREST VIEW LP SE
008	785217	0090	12/15/05	\$633,000	3030	0	8	2003	3	5537	N	N	6701 WEST CREST VIEW LP SE
008	785217	0090	9/25/03	\$459,999	3030	0	8	2003	3	5537	N	N	6701 WEST CREST VIEW LP SE
008	785217	0050	11/29/05	\$630,000	3030	0	8	2003	3	5722	N	N	6721 CREST VIEW AV SE
008	785217	0050	11/25/03	\$468,990	3030	0	8	2003	3	5722	N	N	6721 CREST VIEW AV SE
008	785217	0020	2/2/04	\$525,878	3030	0	8	2004	3	5269	N	N	6803 CREST VIEW AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	102307	9053	5/26/04	\$466,950	3030	0	8	1994	3	22900	N	N	33414 SE 126TH ST
008	785217	0320	1/15/04	\$499,990	3180	0	8	2004	3	9151	N	N	35810 SE CREST VIEW LP SE
008	785217	0290	5/6/04	\$539,990	3180	0	8	2004	3	7996	N	N	35722 SE CREST VIEW LP SE
008	785217	0250	8/23/05	\$675,000	3180	0	8	2003	3	7694	N	N	6423 WEST CREST VIEW LP SE
008	785217	0250	9/29/03	\$592,300	3180	0	8	2003	3	7694	N	N	6423 WEST CREST VIEW LP SE
008	785217	0230	5/3/04	\$549,990	3180	0	8	2004	3	5552	N	N	6431 SE CREST VIEW LP SE
008	785217	0200	2/17/04	\$504,000	3180	0	8	2004	3	5379	N	N	6515 WEST CREST VIEW LP SE
008	785217	0160	10/6/03	\$464,990	3180	0	8	2003	3	5810	N	N	6533 WEST CREST VIEW LP SE
008	785217	0140	1/26/04	\$484,990	3180	0	8	2003	3	5438	N	N	6609 WEST CREST VIEW LP SE
008	785217	0070	8/13/03	\$464,990	3180	0	8	2003	3	5257	N	N	6711 WEST CREST VIEW LP SE
008	785217	0040	11/25/05	\$655,000	3180	0	8	2003	3	5256	N	N	6727 CREST VIEW AV SE
008	785217	0560	9/21/05	\$609,900	3230	0	8	2003	3	5548	N	N	6728 CREST VIEW AV SE
008	785217	0560	10/21/03	\$431,229	3230	0	8	2003	3	5548	N	N	6728 CREST VIEW AV SE
008	785217	0470	8/26/03	\$419,031	3230	0	8	2003	3	5019	N	N	6616 EAST CREST VIEW LP SE
008	785217	0450	4/8/05	\$523,500	3230	0	8	2003	3	5034	N	N	6608 EAST CREST VIEW LP SE
008	785217	0450	5/20/04	\$464,950	3230	0	8	2003	3	5034	N	N	6608 EAST CREST VIEW LP SE
008	785217	0380	6/26/03	\$410,420	3230	0	8	2003	4	7752	N	N	6504 EAST CREST VIEW LP SE
008	785217	0350	6/18/03	\$450,268	3230	0	8	2003	3	8778	N	N	6420 EAST CREST VIEW LP SE
008	785217	0310	8/14/03	\$498,990	3260	0	8	2003	3	8877	N	N	35730 SE CREST VIEW LP SE
008	785217	0260	9/5/03	\$579,990	3260	0	8	2003	3	8547	N	N	6419 WEST CREST VIEW LP SE
008	785217	0210	2/11/04	\$512,990	3260	0	8	2004	3	5391	N	N	6511 WEST CREST VIEW LP SE
008	785217	0150	9/2/03	\$483,936	3260	0	8	2003	3	5785	N	N	6603 WEST CREST VIEW LP SE
008	785217	0130	9/26/03	\$463,990	3260	0	8	2003	3	5335	N	N	6615 WEST CREST VIEW LP SE
008	785217	0120	10/13/03	\$476,990	3260	0	8	2003	3	5260	N	N	6621 WEST CREST VIEW LP SE
008	785217	0100	10/14/03	\$468,990	3260	0	8	2003	3	5259	N	N	6629 WEST CREST VIEW LP SE
008	785217	0080	9/25/03	\$464,990	3260	0	8	2003	3	5699	N	N	6707 WEST CREST VIEW LP SE
008	785217	0060	9/9/03	\$485,000	3260	0	8	2003	3	5662	N	N	6715 CREST VIEW AV SE
008	785217	0030	12/11/03	\$479,990	3260	0	8	2004	3	5260	N	N	6731 CREST VIEW AV SE
008	785217	0010	6/23/04	\$493,990	3260	0	8	2004	3	5936	N	N	6809 CREST VIEW AV SE
008	785217	0180	6/23/03	\$479,598	3270	0	8	2003	3	5772	N	N	6523 WEST CREST VIEW LP SE
008	785217	0340	4/13/04	\$473,990	3430	0	8	2004	3	8917	N	N	35818 SE CREST VIEW LP SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	252506	9077	3/23/04	\$692,000	3430	630	8	2000	3	217800	N	N	26636 NE 15TH ST
008	312507	9068	3/24/05	\$700,000	3670	0	8	1991	3	248292	N	N	330 290TH AV SE
008	398030	0125	12/5/05	\$615,000	1650	310	9	1990	3	14375	N	N	7257 LAKE ALICE RD SE
008	142406	9073	9/22/05	\$530,000	1670	530	9	1979	4	54389	N	N	4354 257TH PL SE
008	362987	0090	7/21/03	\$339,000	1740	0	9	2001	3	3315	N	N	2047 NE KENILWORTH LN
008	362991	0720	3/11/04	\$406,950	1840	0	9	2003	3	3200	N	N	2017 31ST LN NE
008	202407	9033	5/21/04	\$565,000	1850	1400	9	1983	3	218235	N	N	5405 298TH AV SE
008	362991	0710	2/24/05	\$380,000	1860	0	9	2005	3	3200	N	N	2035 31ST LN NE
008	362987	0140	8/22/05	\$449,950	1870	0	9	2001	3	3075	N	N	1976 NE KELSEY LN
008	362991	0700	7/5/05	\$471,950	1890	0	9	2005	3	3200	N	N	2055 31ST LN NE
008	362987	0290	4/20/04	\$370,000	1910	0	9	2000	3	3075	N	N	1950 NE KILLIAN LN
008	362987	0240	7/19/05	\$457,450	1910	0	9	2000	3	4681	N	N	1953 NE KELSEY LN
008	362987	0040	11/8/05	\$447,000	1910	0	9	2001	3	3485	N	N	2057 NE KATSURA ST
008	362991	0730	11/11/05	\$559,950	1930	0	9	2003	3	4057	N	N	2011 31ST LN NE
008	362991	0730	9/2/03	\$408,450	1930	0	9	2003	3	4057	N	N	2011 31ST LN NE
008	362987	0300	5/20/03	\$347,000	1940	0	9	2000	3	3675	N	N	1962 NE KILLIAN LN
008	362987	0300	3/30/05	\$418,000	1940	0	9	2000	3	3675	N	N	1962 NE KILLIAN LN
008	362987	0060	3/14/05	\$395,000	1940	0	9	2001	3	4142	N	N	2081 NE KATSURA ST
008	172407	9013	4/21/04	\$448,500	1940	0	9	1990	3	217800	N	N	4454 308TH AV SE
008	362987	0070	3/11/04	\$383,400	1950	0	9	2001	3	3468	N	N	2071 NE KENILWORTH LN
008	362993	0280	7/6/04	\$384,900	1980	0	9	2004	3	4575	N	N	2810 NE LOGAN ST
008	362993	0240	4/27/04	\$383,900	1980	0	9	2003	3	3640	N	N	2858 NE LOGAN ST
008	362993	0190	11/21/03	\$388,596	1980	0	9	2003	3	3640	N	N	2315 29TH AV NE
008	362991	0550	8/8/05	\$521,950	2010	0	9	2005	3	3000	N	N	2074 30TH LN NE
008	362991	0820	11/2/04	\$408,755	2020	0	9	2004	3	3280	N	N	2129 32ND AV NE
008	362991	0640	3/16/04	\$396,034	2020	0	9	2003	3	3200	N	N	2163 31ST LN NE
008	362991	0800	3/17/04	\$382,304	2040	0	9	2003	3	4473	N	N	2103 32ND AV NE
008	362991	0660	10/18/05	\$489,950	2040	0	9	2004	3	3200	N	N	2127 31ST LN NE
008	362991	0660	7/23/04	\$408,950	2040	0	9	2004	3	3200	N	N	2127 31ST LN NE
008	362991	0620	2/18/04	\$398,000	2040	0	9	2003	3	4877	N	N	2199 31ST LN NE
008	362991	0540	7/11/05	\$520,000	2040	0	9	2005	3	3000	N	N	2056 30TH LN NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362991	0840	1/20/05	\$429,807	2050	0	9	2004	3	3280	N	N	2157 32ND AV NE
008	362991	0290	9/13/04	\$443,950	2050	0	9	2004	3	4339	N	N	2008 32ND AV NE
008	362991	0230	9/3/04	\$445,000	2050	0	9	2004	3	4627	N	N	3087 NE LARKSPUR LN
008	362991	0070	7/21/04	\$430,827	2070	0	9	2004	3	4349	N	N	2907 NE LOGAN ST
008	362980	0350	11/17/05	\$442,500	2080	0	9	1999	3	3349	N	N	1422 NE KATSURA ST
008	362980	0350	8/19/03	\$345,000	2080	0	9	1999	3	3349	N	N	1422 NE KATSURA ST
008	362980	0310	2/24/04	\$340,000	2080	0	9	1999	3	3974	N	N	1918 14TH CT NE
008	362980	0080	4/27/05	\$439,950	2080	0	9	1999	3	3464	N	N	1435 NE KATSURA ST
008	362980	0080	3/15/04	\$375,000	2080	0	9	1999	3	3464	N	N	1435 NE KATSURA ST
008	362980	0270	2/6/03	\$340,000	2088	0	9	2000	3	3728	N	N	1954 14TH CT NE
008	362987	0220	7/15/03	\$348,000	2090	0	9	2000	3	3082	N	N	1977 NE KELSEY LN
008	322407	9094	6/30/04	\$555,000	2090	840	9	2003	3	60112	N	N	8207 293RD AV SE
008	362987	0130	6/23/05	\$442,000	2100	0	9	2001	3	4656	N	N	1964 NE KELSEY LN
008	362980	0320	1/24/03	\$330,000	2100	0	9	1999	3	4127	N	N	1906 14TH CT NE
008	362980	0130	9/1/05	\$451,000	2100	0	9	1999	3	4691	N	N	1405 NE KATSURA ST
008	362980	0130	7/8/04	\$359,900	2100	0	9	1999	3	4691	N	N	1405 NE KATSURA ST
008	362980	0280	5/4/05	\$440,000	2109	0	9	2000	3	3328	N	N	1966 14TH CT NE
008	362980	0250	8/3/05	\$455,000	2109	0	9	2000	3	6883	N	N	1990 14TH CT NE
008	362991	0520	11/12/03	\$425,950	2110	0	9	2003	3	4408	N	N	2020 30TH LN NE
008	362991	0470	1/1/05	\$454,170	2110	0	9	2004	3	3870	N	N	3110 NE LOGAN ST
008	362991	0360	10/1/03	\$396,732	2110	0	9	2003	3	3600	N	N	2106 32ND AV NE
008	362991	0050	10/22/03	\$395,950	2110	0	9	2003	3	4428	N	N	2918 NE LOGAN ST
008	362993	0130	11/7/03	\$396,900	2120	0	9	2003	3	4778	N	N	2324 29TH AV NE
008	362993	0070	1/28/04	\$399,900	2120	0	9	2003	3	3904	N	N	2857 NE LOGAN ST
008	362980	0230	7/13/04	\$390,000	2127	0	9	2000	3	4772	N	N	1983 14TH CT NE
008	362993	0160	3/24/04	\$396,900	2140	0	9	2003	3	4004	N	N	2360 29TH AV NE
008	362987	0190	12/20/04	\$415,000	2140	0	9	2000	3	3625	N	N	2013 NE KELSEY LN
008	362980	0300	3/14/05	\$404,990	2147	0	9	2000	3	3780	N	N	1942 14TH CT NE
008	362980	0240	6/22/04	\$380,000	2147	0	9	2000	3	4879	N	N	1995 14TH CT NE
008	362980	0160	11/2/05	\$454,500	2147	0	9	2000	3	4105	N	N	1905 14TH CT NE
008	362980	0160	3/17/05	\$405,000	2147	0	9	2000	3	4105	N	N	1905 14TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362991	0740	4/13/05	\$442,950	2160	0	9	2005	3	4130	N	N	2005 32ND AV NE
008	362991	0560	7/28/05	\$448,000	2160	0	9	2005	3	4250	N	N	2092 30TH LN NE
008	362980	0370	7/22/04	\$360,000	2160	0	9	1999	3	3785	N	N	1438 NE KATSURA ST
008	362980	0330	4/14/03	\$349,500	2160	0	9	1999	3	3823	N	N	1406 NE KATSURA ST
008	362980	0140	11/8/05	\$443,500	2160	0	9	1999	3	6246	N	N	1385 NE KATSURA ST
008	362980	0100	7/1/04	\$357,950	2160	0	9	1999	3	4297	N	N	1423 NE KATSURA ST
008	362980	0060	2/24/04	\$348,000	2160	0	9	1999	3	3956	N	N	1447 NE KATSURA ST
008	362992	1484	6/28/04	\$425,000	2170	0	9	2004	3	3870	N	N	1861 30TH AV NE
008	362992	1480	8/25/04	\$440,000	2170	0	9	2004	3	4524	N	N	1889 30TH AV NE
008	362992	1476	8/23/04	\$455,000	2170	0	9	2004	3	5787	N	N	1797 30TH AV NE
008	362992	1472	5/17/04	\$433,450	2170	0	9	2004	3	4750	N	N	1811 30TH AV NE
008	362992	0630	5/25/04	\$420,000	2170	0	9	2003	3	5000	N	N	1742 26TH AV NE
008	362992	0600	4/8/04	\$415,800	2170	0	9	2003	3	5000	N	N	1778 26TH AV NE
008	362991	0370	10/7/03	\$401,150	2190	0	9	2003	3	3600	N	N	2120 32ND AV NE
008	362991	0370	8/16/04	\$449,900	2190	0	9	2003	3	3600	N	N	2120 32ND AV NE
008	362991	0340	11/9/04	\$453,950	2190	0	9	2004	3	3600	N	N	2076 32ND AV NE
008	362991	0270	10/1/04	\$465,272	2190	0	9	2004	3	3676	N	N	3187 NE LARKSPUR LN
008	362991	0060	9/25/03	\$399,950	2190	0	9	2003	3	4094	N	N	2906 NE LOGAN ST
008	362992	1486	6/30/04	\$421,359	2200	0	9	2004	3	3420	N	N	1847 30TH AV NE
008	362992	1482	8/20/04	\$420,695	2200	0	9	2004	3	3420	N	N	1875 30TH AV NE
008	362992	1474	7/21/04	\$431,352	2200	0	9	2004	3	4191	N	N	1805 30TH AV NE
008	362992	1470	4/18/05	\$459,000	2200	0	9	2004	3	4303	N	N	1833 30TH AV NE
008	362992	1470	7/15/04	\$440,490	2200	0	9	2004	3	4303	N	N	1833 30TH AV NE
008	362991	0410	1/24/05	\$466,550	2200	0	9	2005	3	3589	N	N	2176 32ND AV NE
008	362991	0160	8/29/04	\$457,842	2200	0	9	2004	3	4153	N	N	2047 29TH LN NE
008	362991	0090	12/2/04	\$466,458	2200	0	9	2004	3	4538	N	N	2935 NE LOGAN ST
008	182407	9108	4/15/05	\$460,000	2210	0	9	1998	3	46375	N	N	28416 SE 43RD ST
008	362998	0930	8/30/04	\$442,900	2220	0	9	2004	3	4554	N	N	3418 NE MADISON WY
008	362991	0430	4/27/05	\$493,911	2220	0	9	2005	3	5820	N	N	3210 NE LOGAN ST
008	362991	0030	1/5/04	\$415,300	2220	0	9	2003	3	4013	N	N	2938 NE LOGAN ST
008	362993	0100	9/19/03	\$416,832	2250	0	9	2003	3	4882	N	N	2893 NE LOGAN ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362993	0090	9/19/03	\$409,900	2250	0	9	2003	3	4287	N	N	2883 NE LOGAN ST
008	362991	0510	4/20/05	\$474,926	2250	0	9	2005	3	5138	N	N	3010 NE LOGAN ST
008	362991	0490	4/27/04	\$465,515	2250	0	9	2003	3	4279	N	N	3060 NE LOGAN ST
008	362991	0440	3/9/04	\$417,270	2250	0	9	2003	3	5414	N	N	3184 NE LOGAN ST
008	362991	0390	5/8/04	\$433,417	2250	0	9	2003	3	3600	N	N	2148 32ND AV NE
008	362991	0180	3/23/05	\$480,950	2250	0	9	2005	3	5518	N	N	2025 29TH LN NE
008	362991	0140	3/31/04	\$454,370	2250	0	9	2003	3	3999	N	N	2071 29TH LN NE
008	362993	0150	4/21/04	\$415,662	2260	0	9	2003	3	5201	N	N	2848 29TH AV NE
008	362993	0250	5/7/04	\$410,900	2270	0	9	2004	3	4459	N	N	2844 NE LOGAN ST
008	362993	0220	12/9/03	\$399,900	2270	0	9	2003	3	3640	N	N	2884 NE LOGAN ST
008	362993	0200	11/25/03	\$405,900	2270	0	9	2003	3	3640	N	N	2894 NE LOGAN ST
008	362991	0650	6/10/04	\$389,005	2270	0	9	2004	3	3200	N	N	2145 31ST LN NE
008	362991	0630	3/23/05	\$450,000	2270	0	9	2003	3	3200	N	N	2181 31ST LN NE
008	362991	0630	2/27/04	\$381,254	2270	0	9	2003	3	3200	N	N	2181 31ST LN NE
008	362991	0530	12/4/03	\$426,000	2270	0	9	2003	3	3075	N	N	2038 30TH LN NE
008	362991	0850	12/9/05	\$540,000	2280	0	9	2004	3	4175	N	N	2171 32ND AV NE
008	362991	0850	3/7/05	\$451,072	2280	0	9	2004	3	4175	N	N	2171 32ND AV NE
008	362991	0670	6/18/04	\$406,374	2280	0	9	2004	3	4250	N	N	2109 31ST LN NE
008	362991	0110	3/3/05	\$503,203	2290	0	9	2005	3	5206	N	N	2107 29TH LN NE
008	362991	0020	11/12/03	\$419,454	2290	0	9	2003	3	3978	N	N	2962 NE LOGAN ST
008	362998	0890	10/11/04	\$431,900	2310	0	9	2004	3	3900	N	N	3440 NE MADISON WY
008	362998	0800	2/1/05	\$454,900	2310	0	9	2005	3	4000	N	N	3452 NE MARION LN
008	362992	0650	3/10/04	\$422,000	2310	0	9	2003	3	5000	N	N	1718 26TH AV NE
008	362992	0590	1/16/04	\$424,870	2320	0	9	2003	3	5000	N	N	1790 26TH AV NE
008	362991	0130	6/2/04	\$452,157	2320	0	9	2004	3	3704	N	N	2083 29TH LN NE
008	362998	0920	8/5/04	\$428,900	2330	0	9	2004	3	3917	N	N	3424 NE MADISON WY
008	362998	0860	7/1/05	\$458,900	2330	0	9	2005	3	3920	N	N	3452 NE MADISON WY
008	362998	0830	4/20/05	\$458,900	2330	0	9	2005	3	4700	N	N	3470 NE MARION LN
008	362998	0770	9/13/04	\$437,500	2330	0	9	2004	3	4401	N	N	3438 NE MARION LN
008	212407	9085	3/31/04	\$735,000	2330	0	9	1993	3	354142	N	N	31110 SE 64TH ST
008	222407	9114	2/7/03	\$434,400	2345	0	9	1995	3	110206	N	N	5003 LAKE ALICE RD SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362991	0830	11/3/04	\$414,950	2350	0	9	2004	3	3280	N	N	2143 32ND AV NE
008	362991	0810	10/19/04	\$405,099	2350	0	9	2004	3	3280	N	N	2117 32ND AV NE
008	362980	0220	3/25/05	\$439,990	2364	0	9	2000	3	3880	N	N	1971 14TH CT NE
008	362980	0190	9/19/03	\$372,000	2364	0	9	2000	3	3415	N	N	1939 14TH CT NE
008	362991	0570	10/1/04	\$453,950	2370	40	9	2004	3	4250	N	N	2110 30TH LN NE
008	362991	0610	4/22/04	\$439,371	2380	0	9	2003	3	3839	N	N	2182 30TH LN NE
008	321095	0030	2/18/04	\$569,000	2380	1300	9	1992	3	34493	N	N	33806 SE 55TH ST
008	362993	0230	5/27/04	\$419,900	2390	0	9	2003	3	3640	N	N	2870 NE LOGAN ST
008	362991	0590	8/16/04	\$434,550	2390	0	9	2004	3	3000	N	N	2148 30TH LN NE
008	785201	0980	2/12/04	\$365,000	2400	0	9	1998	3	5817	N	N	7023 FAIRWAY AV SE
008	785201	0960	9/10/04	\$395,000	2400	0	9	1998	3	5800	N	N	7033 FAIRWAY AV SE
008	785201	0940	2/5/04	\$385,000	2400	0	9	1998	3	5817	N	N	7105 FAIRWAY AV SE
008	785201	0900	7/24/03	\$395,000	2400	0	9	1998	3	6182	N	N	7217 FAIRWAY AV SE
008	785201	0870	3/16/04	\$380,000	2400	0	9	1998	3	6180	N	N	7235 FAIRWAY AV SE
008	362998	0740	10/7/05	\$600,000	2400	0	9	2004	3	4695	N	N	3420 NE MARION LN
008	362993	0270	6/15/04	\$405,900	2400	0	9	2004	3	3786	N	N	2824 NE LOGAN ST
008	362993	0180	10/13/03	\$407,900	2400	0	9	2003	3	4466	N	N	2333 29TH AV NE
008	785219	0310	2/14/05	\$475,000	2410	360	9	2004	3	6658	N	N	6830 SILENT CREEK AV SE
008	785219	0300	5/12/04	\$475,450	2410	360	9	2004	3	6658	N	N	6826 SILENT CREEK AV SE
008	785219	0280	10/1/04	\$469,950	2410	360	9	2004	3	6658	N	N	6818 SILENT CREEK AV SE
008	362998	0900	10/6/04	\$440,740	2410	0	9	2004	3	4063	N	N	3436 NE MADISON WY
008	362998	0870	12/15/04	\$452,900	2410	0	9	2005	3	4088	N	N	3450 NE MADISON WY
008	362998	0820	3/21/05	\$459,900	2410	0	9	2005	3	4000	N	N	3462 NE MARION LN
008	362998	0790	1/10/05	\$457,900	2410	0	9	2005	3	4274	N	N	3448 NE MARION LN
008	362998	0750	9/10/04	\$443,650	2410	0	9	2004	3	4275	N	N	3426 NE MARION LN
008	362993	0260	5/21/04	\$409,900	2410	0	9	2004	3	3640	N	N	2832 NE LOGAN ST
008	362993	0210	12/5/03	\$407,900	2410	0	9	2003	3	3640	N	N	2888 NE LOGAN ST
008	362992	1340	3/23/04	\$449,800	2410	0	9	2003	3	5000	N	N	1717 24TH AV NE
008	362992	1320	4/7/04	\$446,800	2410	0	9	2003	3	5000	N	N	1741 24TH AV NE
008	362992	1320	3/24/05	\$498,000	2410	0	9	2003	3	5000	N	N	1741 24TH AV NE
008	362992	1290	3/8/04	\$448,800	2410	0	9	2003	3	5000	N	N	1777 24TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362992	0640	5/24/05	\$506,000	2410	0	9	2003	3	5000	N	N	1730 26TH AV NE
008	362992	0640	4/23/04	\$437,800	2410	0	9	2003	3	5000	N	N	1730 26TH AV NE
008	362992	0570	6/14/04	\$441,800	2410	0	9	2004	3	5480	N	N	1814 26TH AV NE
008	785322	0490	5/24/05	\$699,950	2420	390	9	2005	3	8107	N	N	7430 PINNACLE PL SE
008	362991	0450	8/11/04	\$433,460	2420	0	9	2004	3	3710	N	N	3160 NE LOGAN ST
008	362991	0380	5/25/04	\$426,385	2420	0	9	2003	3	3600	N	N	2134 32ND AV NE
008	362991	0100	4/6/05	\$516,185	2420	0	9	2005	3	5866	N	N	2121 29TH LN NE
008	362991	0010	2/18/04	\$440,250	2420	0	9	2003	3	4373	N	N	2986 NE LOGAN ST
008	785219	0620	2/18/05	\$484,950	2430	0	9	2004	3	5750	N	N	7005 COOK CT SE
008	785219	0530	9/13/04	\$457,950	2430	0	9	2004	3	5806	N	N	7027 COOK CT SE
008	362991	0600	5/13/04	\$424,950	2430	0	9	2003	3	3000	N	N	2166 30TH LN NE
008	362991	0580	9/17/04	\$434,254	2430	0	9	2004	3	3000	N	N	2128 30TH LN NE
008	785219	0610	12/30/04	\$459,950	2440	0	9	2004	3	5729	N	N	7009 COOK CT SE
008	785219	0540	9/22/04	\$454,950	2440	0	9	2004	3	6082	N	N	7025 COOK CT SE
008	362986	0200	4/28/05	\$542,000	2450	0	9	2002	3	6121	N	N	1942 16TH CT NE
008	362986	0200	4/4/05	\$436,150	2450	0	9	2002	3	6121	N	N	1942 16TH CT NE
008	362986	0200	3/11/04	\$460,000	2450	0	9	2002	3	6121	N	N	1942 16TH CT NE
008	785219	0250	3/15/05	\$439,950	2460	0	9	2004	3	6358	N	N	6802 SILENT CREEK AV SE
008	362998	0840	7/12/05	\$492,313	2460	0	9	2005	3	4606	N	N	3468 NE MADISON WY
008	362988	0250	6/1/05	\$497,164	2460	0	9	2005	3	3784	N	N	2096 30TH AV NE
008	362980	0070	9/2/04	\$389,990	2460	0	9	1999	3	3701	N	N	1441 NE KATSURA ST
008	362976	0380	12/18/03	\$455,500	2460	0	9	2003	3	4251	N	N	1168 NE KATSURA ST
008	362976	0040	10/20/03	\$407,430	2460	0	9	2003	3	4050	N	N	1770 11TH AV NE
008	362976	0010	11/17/03	\$447,000	2460	0	9	2003	3	4564	N	N	1790 11TH AV NE
008	362980	0380	5/24/05	\$449,000	2469	0	9	1999	3	3349	N	N	1446 NE KATSURA ST
008	362980	0380	10/3/03	\$379,000	2469	0	9	1999	3	3349	N	N	1446 NE KATSURA ST
008	362988	0256	10/11/04	\$495,950	2470	0	9	2004	3	3833	N	N	2022 30TH AV NE
008	362988	0252	11/23/05	\$657,300	2470	0	9	2004	3	3283	N	N	2072 30TH AV NE
008	362988	0242	12/27/04	\$489,475	2470	0	9	2004	3	4272	N	N	2146 30TH AV NE
008	398030	0275	7/1/05	\$810,000	2480	1360	9	1996	3	21750	N	N	7715 LAKE ALICE RD SE
008	785219	0580	5/3/05	\$485,139	2490	0	9	2004	3	6037	N	N	7017 COOK CT SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785201	1020	3/24/03	\$397,000	2490	0	9	1998	3	5928	N	N	6919 FAIRWAY AV SE
008	362991	0330	10/5/04	\$540,950	2490	0	9	2003	3	3600	N	N	2062 32ND AV NE
008	362991	0310	12/8/04	\$506,950	2490	0	9	2004	3	3600	N	N	2034 32ND AV NE
008	362991	0240	5/20/04	\$514,450	2490	0	9	2003	3	4343	N	N	3111 NE LARKSPUR LN
008	362976	0120	7/8/04	\$455,000	2490	0	9	2003	3	5563	N	N	1714 11TH AV NE
008	362976	0120	10/21/03	\$442,556	2490	0	9	2003	3	5563	N	N	1714 11TH AV NE
008	362976	0080	9/16/03	\$404,240	2490	0	9	2003	3	4050	N	N	1746 11TH AV NE
008	362976	0060	10/8/03	\$424,134	2490	0	9	2003	3	4050	N	N	1758 11TH AV NE
008	785219	0160	12/23/03	\$419,950	2510	0	9	2003	3	6676	N	N	6628 SILENT CREEK AV SE
008	785219	0130	5/25/04	\$493,950	2510	620	9	2003	3	6505	N	N	6619 SILENT CREEK AV SE
008	785219	0060	2/13/04	\$464,950	2510	620	9	2004	3	6830	N	N	6725 SILENT CREEK AV SE
008	785219	0030	3/2/04	\$474,950	2510	620	9	2004	3	6543	N	N	6809 SILENT CREEK AV SE
008	362998	0220	11/10/05	\$603,014	2510	0	9	2005	3	4400	N	N	2558 35TH AV NE
008	362997	0150	12/6/04	\$462,663	2510	0	9	2005	3	5000	N	N	2426 33RD AV NE
008	362997	0030	8/17/04	\$475,950	2510	0	9	2004	3	6142	N	N	3053 NE MULBERRY ST
008	362991	0260	4/22/04	\$502,000	2510	0	9	2003	3	3959	N	N	3161 NE LARKSPUR LN
008	362991	0210	8/27/04	\$526,650	2510	0	9	2003	3	4106	N	N	3037 NE LARKSPUR LN
008	312507	9027	8/12/03	\$664,500	2510	480	9	1987	3	216928	N	N	27927 E MAIN ST
008	182407	9004	10/11/04	\$703,000	2510	0	9	1991	3	184694	N	N	28304 SE 43RD ST
008	785322	1090	3/11/05	\$479,950	2520	0	9	2004	3	6004	N	N	7505 PINNACLE PL SE
008	362997	0340	7/26/04	\$461,950	2520	0	9	2004	3	4977	N	N	3121 NE NORTON LN
008	362997	0220	10/4/04	\$471,592	2520	0	9	2004	3	5001	N	N	3167 NE MAGNOLIA ST
008	362997	0090	9/21/04	\$482,730	2520	0	9	2004	3	5000	N	N	3185 NE MULBERRY ST
008	785219	0180	12/8/03	\$412,950	2530	0	9	2003	3	6676	N	N	6704 SILENT CREEK AV SE
008	785219	0110	10/13/03	\$468,447	2530	620	9	2003	3	6957	N	N	6627 SILENT CREEK AV SE
008	785219	0080	11/21/03	\$500,005	2530	620	9	2003	3	6663	N	N	6713 SILENT CREEK AV SE
008	785202	0180	12/3/03	\$565,000	2530	0	9	2001	3	6886	N	N	7602 HEATHER AV SE
008	272407	9071	5/12/03	\$550,000	2540	0	9	1989	3	220413	N	N	32715 SE 78TH ST
008	785201	1000	8/16/05	\$485,000	2550	0	9	1998	3	5748	N	N	7011 FAIRWAY AV SE
008	785201	0950	8/18/04	\$395,000	2550	0	9	1998	3	5835	N	N	7101 FAIRWAY AV SE
008	785201	0920	9/17/04	\$390,000	2550	0	9	1998	3	6649	N	N	7205 FAIRWAY AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785201	0890	11/9/04	\$410,000	2550	0	9	1998	3	6180	N	N	7223 FAIRWAY AV SE
008	785201	0480	4/4/05	\$410,000	2550	0	9	1998	3	6250	N	N	7030 FAIRWAY AV SE
008	785201	0420	11/4/04	\$405,000	2550	0	9	1998	3	5829	N	N	7218 FAIRWAY AV SE
008	785201	0360	11/19/03	\$412,000	2550	0	9	1998	3	6595	N	N	7252 FAIRWAY AV SE
008	785322	0090	9/9/04	\$456,409	2560	0	9	2004	3	8791	N	N	7712 GREENRIDGE CT SE
008	785322	0060	10/19/04	\$449,465	2560	0	9	2004	3	7359	N	N	36103 SE ISLEY ST
008	785322	0030	10/12/05	\$545,000	2560	0	9	2004	3	7380	N	N	36115 SE ISLEY ST
008	785322	0030	7/20/04	\$452,950	2560	0	9	2004	3	7380	N	N	36115 SE ISLEY ST
008	362991	0350	5/3/04	\$476,888	2560	0	9	2003	3	4002	N	N	2092 32ND AV NE
008	362991	0280	3/26/04	\$474,950	2560	0	9	2003	3	6005	N	N	3211 NE LARKSPUR LN
008	362991	0250	5/5/04	\$509,650	2560	0	9	2003	3	4263	N	N	3137 NE LARKSPUR LN
008	362991	0200	11/10/04	\$599,950	2560	0	9	2003	3	4903	N	N	3011 NE LARKSPUR LN
008	785219	0360	7/12/04	\$429,950	2580	0	9	2004	3	8155	N	N	34632 SE CURTIS DR
008	785219	0220	4/28/04	\$427,950	2580	0	9	2004	3	6811	N	N	6720 SILENT CREEK AV SE
008	363004	0020	1/25/05	\$509,800	2580	0	9	2005	3	5000	N	N	1695 24TH AV NE
008	182407	9078	9/24/04	\$475,000	2580	0	9	1978	3	108464	N	N	28727 SE 43RD PL
008	785219	0490	5/26/05	\$624,950	2590	970	9	2005	3	8761	N	N	7028 COOK CT SE
008	785219	0480	6/6/05	\$619,950	2590	970	9	2004	3	5691	N	N	7024 COOK CT SE
008	785219	0460	6/22/05	\$619,950	2590	980	9	2004	3	8696	N	N	7012 COOK CT SE
008	785219	0380	6/15/04	\$475,696	2590	0	9	2004	3	9150	N	N	34706 SE CURTIS DR
008	785219	0240	10/18/04	\$434,950	2590	0	9	2004	3	6000	N	N	6732 SILENT CREEK AV SE
008	362986	0180	8/13/03	\$430,000	2590	0	9	2002	3	5185	N	N	1970 16TH CT NE
008	785327	0650	9/27/05	\$508,950	2600	0	9	2005	3	6317	N	N	34405 SE COCHRANE ST
008	785327	0340	8/3/05	\$507,950	2600	0	9	2005	3	6252	N	N	6308 DOUGLAS AV SE
008	222407	9034	7/21/05	\$706,000	2600	1300	9	2002	3	221720	N	N	5508 329TH AV SE
008	362998	0510	7/20/04	\$500,028	2620	0	9	2004	3	4400	N	N	2455 34TH AV NE
008	362998	0440	9/22/04	\$479,900	2620	0	9	2004	3	4400	N	N	3421 NE MADISON WY
008	362998	0280	6/10/05	\$524,900	2620	0	9	2005	3	4400	N	N	2476 35TH AV NE
008	785322	1120	10/25/04	\$519,499	2630	0	9	2004	3	5193	N	N	HUCKLEBERRY WY SE
008	785202	0200	3/30/04	\$555,000	2630	0	9	2000	3	5192	N	N	7610 HEATHER AV SE
008	785202	0150	2/21/03	\$535,000	2630	0	9	2002	3	5401	N	N	7516 HEATHER AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785202	0020	10/3/03	\$590,000	2630	0	9	2003	3	5850	N	N	7308 HEATHER AV SE
008	362993	0110	12/8/03	\$446,400	2630	0	9	2003	3	5381	N	N	2300 29TH AV NE
008	362993	0110	7/12/04	\$522,500	2630	0	9	2003	3	5381	N	N	2300 29TH AV NE
008	362976	0370	2/23/04	\$415,867	2630	0	9	2003	3	5280	N	N	1148 NE KATSURA ST
008	362976	0360	3/18/04	\$481,997	2630	0	9	2003	3	5572	N	N	1258 NE KATSURA ST
008	785322	1110	10/14/04	\$477,950	2640	0	9	2004	3	6825	N	N	7427 PINNACLE PL SE
008	785322	1040	11/18/04	\$489,950	2640	0	9	2004	3	9902	N	N	7521 PINNACLE PL SE
008	785209	0960	8/27/03	\$470,000	2640	0	9	2000	3	9468	N	N	7229 HOFF AV SE
008	785209	0450	5/11/04	\$495,950	2640	0	9	2001	3	5500	N	N	CURTIS DR SE
008	362998	0460	7/23/04	\$482,886	2640	0	9	2004	3	5273	N	N	3407 NE MADISON WY
008	362998	0410	1/3/05	\$531,510	2640	0	9	2005	3	5342	N	N	3443 NE MADISON WY
008	362998	0290	6/10/05	\$543,704	2640	0	9	2005	3	4400	N	N	2464 35TH AV NE
008	362997	0050	6/13/04	\$482,145	2640	0	9	2004	3	5006	N	N	3095 NE MULBERRY ST
008	362991	0320	6/6/05	\$522,000	2640	0	9	2005	3	3600	N	N	2048 32ND AV NE
008	362991	0300	6/15/05	\$580,000	2640	0	9	2005	3	3600	N	N	2022 32ND AV NE
008	362991	0220	5/1/05	\$519,950	2640	0	9	2005	3	4798	N	N	3061 NE LARKSPUR LN
008	785211	0600	8/15/05	\$610,000	2650	0	9	2001	3	7339	N	N	34925 RHODODENDRON DR SE
008	785211	0570	7/11/05	\$618,000	2650	0	9	2001	3	8602	N	N	35005 RHODODENDRON DR SE
008	785202	0110	7/20/05	\$650,000	2650	0	9	1999	3	6866	N	N	7428 HEATHER AV SE
008	362998	0500	5/5/05	\$605,000	2650	0	9	2004	3	4400	N	N	2437 34TH AV NE
008	362998	0500	6/21/04	\$519,583	2650	0	9	2004	3	4400	N	N	2437 34TH AV NE
008	362993	0120	2/23/04	\$426,900	2650	0	9	2003	3	4248	N	N	2312 29TH AV NE
008	362993	0050	12/11/03	\$438,875	2650	0	9	2003	3	4718	N	N	2833 NE LOGAN ST
008	362993	0030	2/19/04	\$444,375	2650	0	9	2003	3	6366	N	N	2809 NE LOGAN ST
008	362976	0390	1/8/04	\$438,540	2650	0	9	2003	3	5743	N	N	1188 NE KATSURA ST
008	362976	0050	8/27/03	\$461,833	2650	0	9	2003	3	4050	N	N	1764 11TH AV NE
008	362976	0030	10/16/03	\$423,257	2650	0	9	2003	3	4050	N	N	1776 11TH AV NE
008	362976	0020	10/10/03	\$451,978	2650	0	9	2003	3	3897	N	N	1782 11TH AV NE
008	785324	0610	4/6/05	\$499,990	2660	0	9	2005	3	7075	N	N	35901 SE KALEETAN LP
008	785324	0580	7/8/05	\$508,990	2660	0	9	2005	3	6471	N	N	35906 SE KALEETAN LP
008	785324	0550	4/13/05	\$508,990	2660	0	9	2004	3	6101	N	N	35916 SE KALEETAN LP

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785324	0500	7/19/05	\$506,990	2660	0	9	2005	3	7226	N	N	35901 SE SANDALEE CT
008	362998	0450	9/11/04	\$492,500	2660	0	9	2004	3	4400	N	N	3415 NE MADISON WY
008	362997	0350	8/24/04	\$495,994	2660	0	9	2004	3	4977	N	N	3143 NE NORTON LN
008	362997	0280	9/2/04	\$454,220	2660	0	9	2004	3	5001	N	N	3170 NE NORTON LN
008	362992	1160	4/12/04	\$542,477	2660	0	9	2003	3	5500	N	N	1669 28TH AV NE
008	362992	1120	3/10/04	\$524,620	2660	0	9	2003	3	5043	N	N	1693 28TH AV NE
008	362992	1070	12/26/03	\$467,431	2660	0	9	2003	3	5110	N	N	1723 28TH AV NE
008	362992	1030	11/17/03	\$480,810	2660	0	9	2003	3	5110	N	N	1747 28TH AV NE
008	362992	0900	5/12/04	\$483,909	2660	0	9	2004	3	5500	N	N	1684 28TH AV NE
008	362992	0860	3/23/04	\$472,288	2660	0	9	2003	3	5608	N	N	1708 28TH AV NE
008	362992	0820	2/10/04	\$457,526	2660	0	9	2003	3	5608	N	N	1732 28TH AV NE
008	362992	0770	8/25/03	\$445,200	2660	0	9	2003	3	5500	N	N	1762 28TH AV NE
008	362992	0720	10/27/03	\$432,339	2660	0	9	2003	3	5763	N	N	1792 28TH AV NE
008	362992	0680	11/6/03	\$440,040	2660	0	9	2003	3	6777	N	N	1816 28TH AV NE
008	362991	0460	12/6/04	\$512,046	2660	0	9	2004	3	4311	N	N	3134 NE LOGAN ST
008	362991	0170	10/1/04	\$490,525	2660	0	9	2004	3	4069	N	N	2037 29TH LN NE
008	362991	0150	3/2/05	\$582,500	2660	0	9	2004	3	4336	N	N	2059 29TH LN NE
008	362991	0150	12/1/04	\$502,020	2660	0	9	2004	3	4336	N	N	2059 29TH LN NE
008	362991	0120	11/22/04	\$501,700	2660	0	9	2004	3	4007	N	N	2095 29TH LN NE
008	362976	0100	7/16/03	\$410,000	2660	0	9	2003	3	4050	N	N	1734 11TH AV NE
008	362976	0090	9/30/03	\$440,000	2660	0	9	2003	3	4050	N	N	1740 11TH AV NE
008	362976	0070	9/7/04	\$455,000	2660	0	9	2003	3	4050	N	N	1752 11TH AV NE
008	362976	0070	8/1/03	\$412,850	2660	0	9	2003	3	4050	N	N	1752 11TH AV NE
008	785209	0530	3/24/05	\$529,950	2670	0	9	2001	3	5483	N	N	34723 CURTIS DR SE
008	785209	0500	11/3/04	\$479,950	2670	0	9	2001	3	5500	N	N	34805 CURTIS DR SE
008	272407	9062	3/15/05	\$600,000	2670	0	9	1988	3	220849	N	N	32928 SE 78TH ST
008	785324	0700	10/13/04	\$519,990	2690	0	9	2004	3	7886	N	N	6729 DENNY PEAK DR SE
008	785324	0670	2/7/05	\$484,990	2690	0	9	2004	3	5982	N	N	35919 SE KALEETAN LP
008	362993	0170	6/28/04	\$425,900	2700	0	9	2004	3	4004	N	N	2372 29TH AV NE
008	362993	0080	3/1/04	\$444,750	2700	0	9	2003	3	4097	N	N	2869 NE LOGAN ST
008	785219	0630	1/11/05	\$497,950	2710	0	9	2004	3	6474	N	N	7001 COOK CT SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785219	0550	12/28/04	\$497,950	2710	0	9	2004	3	6038	N	N	7023 COOK CT SE
008	785219	0520	7/6/04	\$499,950	2710	0	9	2004	3	6752	N	N	7029 COOK CT SE
008	785219	0510	5/20/04	\$509,950	2710	0	9	2004	3	6371	N	N	7031 COOK CT SE
008	785219	0470	4/13/05	\$519,950	2710	0	9	2004	3	7596	N	N	7018 COOK CT SE
008	362997	0990	8/11/05	\$562,000	2710	0	9	2005	3	3640	N	N	2421 30TH AV NE
008	362997	0990	6/8/05	\$512,098	2710	0	9	2005	3	3640	N	N	2421 30TH AV NE
008	362997	0970	6/24/05	\$524,790	2710	0	9	2005	3	3640	N	N	2441 30TH AV NE
008	362992	1350	12/10/03	\$459,800	2710	0	9	2003	3	5000	N	N	1705 24TH AV NE
008	362992	1330	9/6/05	\$620,000	2710	0	9	2003	3	5000	N	N	1729 24TH AV NE
008	362992	1310	6/14/04	\$484,800	2710	0	9	2003	3	5000	N	N	1753 24TH AV NE
008	362992	0580	6/4/04	\$464,800	2710	0	9	2004	3	5000	N	N	1802 26TH AV NE
008	785219	0590	5/2/05	\$499,950	2720	0	9	2005	3	6054	N	N	7015 COOK CT SE
008	785219	0570	4/13/05	\$500,000	2720	0	9	2004	3	6037	N	N	7019 COOK CT SE
008	785209	0270	11/24/04	\$629,280	2720	900	9	2001	3	6285	N	N	7200 CURTIS DR SE
008	785209	0260	5/6/05	\$528,000	2720	0	9	2001	3	7217	N	N	34939 SE SCOTT ST
008	362992	1300	12/15/03	\$453,665	2720	0	9	2003	3	5000	N	N	1765 24TH AV NE
008	785219	0190	4/2/04	\$424,950	2730	0	9	2003	3	6676	N	N	6708 SILENT CREEK AV SE
008	785219	0100	10/8/03	\$479,576	2730	860	9	2003	3	6864	N	N	6703 SILENT CREEK AV SE
008	362993	0140	5/12/04	\$430,900	2730	0	9	2003	3	4890	N	N	2336 29TH AV NE
008	362993	0060	2/12/04	\$429,866	2730	0	9	2003	3	3813	N	N	2845 NE LOGAN ST
008	785219	0400	5/26/04	\$444,950	2740	0	9	2004	3	9279	N	N	35022 SE CURTIS DR
008	785219	0330	7/8/04	\$440,000	2740	0	9	2004	3	8673	N	N	34614 SE CURTIS DR
008	785219	0070	1/12/04	\$469,950	2740	860	9	2004	3	6716	N	N	6719 SILENT CREEK AV SE
008	785219	0050	3/15/04	\$474,950	2740	860	9	2004	3	6875	N	N	6731 SILENT CREEK AV SE
008	785322	1350	2/16/05	\$603,840	2750	0	9	2004	3	6165	N	N	7516 SNOWBERRY AV SE
008	785322	0240	4/7/05	\$517,098	2750	0	9	2004	3	7806	N	N	7709 GREENRIDGE CT SE
008	785322	0210	12/6/04	\$496,432	2750	0	9	2004	3	7838	N	N	7721 GREENRIDGE CT SE
008	785211	0700	12/27/05	\$645,000	2755	0	9	2001	3	10532	N	N	34819 RHODODENDRON DR SE
008	785322	1420	5/21/04	\$494,056	2760	0	9	2004	3	9719	N	N	36024 SE ISLEY ST
008	785322	1260	12/16/04	\$458,829	2760	0	9	2004	3	5011	N	N	7517 HUCKLEBERRY WY SE
008	785322	1230	9/19/05	\$555,000	2760	0	9	2004	3	5006	N	N	7603 HUCKLEBERRY WY SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785322	1230	12/1/04	\$448,880	2760	0	9	2004	3	5006	N	N	7603 HUCKLEBERRY WY SE
008	785322	1030	10/18/04	\$452,171	2760	0	9	2004	3	5278	N	N	36217 SE ISLEY ST
008	785322	0270	3/17/05	\$517,306	2760	0	9	2004	3	7774	N	N	7625 GREENRIDGE CT SE
008	785322	0160	12/17/04	\$500,000	2760	0	9	2004	3	8454	N	N	7730 GREENRIDGE CT SE
008	785322	0110	11/2/04	\$470,112	2760	0	9	2004	3	8494	N	N	7716 GREENRIDGE CT SE
008	362991	0190	12/13/04	\$585,500	2760	0	9	2003	3	6084	N	N	2013 30TH AV NE
008	785219	0390	6/8/04	\$439,950	2770	0	9	2004	3	7800	N	N	35018 SE CURTIS DR
008	785219	0370	6/10/04	\$485,405	2770	860	9	2004	3	7390	N	N	35010 SE CURTIS DR
008	785219	0340	6/22/04	\$437,500	2770	0	9	2004	3	9382	N	N	34620 SE CURTIS DR
008	785219	0210	2/19/04	\$428,550	2770	0	9	2003	3	6676	N	N	6716 SILENT CREEK AV SE
008	785219	0200	4/15/04	\$429,000	2770	0	9	2003	3	6676	N	N	6712 SILENT CREEK AV SE
008	785219	0170	9/11/03	\$415,250	2770	0	9	2003	3	6676	N	N	6632 SILENT CREEK AV SE
008	785219	0150	6/28/05	\$509,000	2770	0	9	2003	3	6270	N	N	6624 SILENT CREEK AV SE
008	785219	0150	9/22/03	\$419,950	2770	0	9	2003	3	6270	N	N	6624 SILENT CREEK AV SE
008	785219	0120	9/11/03	\$462,950	2770	860	9	2003	3	6444	N	N	6623 SILENT CREEK AV SE
008	785219	0090	10/20/03	\$464,950	2770	860	9	2003	3	6663	N	N	6707 SILENT CREEK AV SE
008	785219	0040	3/26/04	\$488,497	2770	860	9	2004	3	6574	N	N	6803 SILENT CREEK AV SE
008	785219	0020	8/3/04	\$478,950	2770	700	9	2004	3	6504	N	N	6817 SILENT CREEK AV SE
008	785219	0010	8/19/04	\$484,950	2770	700	9	2004	3	5953	N	N	6823 SILENT CREEK AV SE
008	362991	0500	5/25/05	\$551,670	2770	0	9	2005	3	4382	N	N	3034 NE LOGAN ST
008	362991	0420	2/25/05	\$558,549	2770	0	9	2005	3	6833	N	N	2190 32ND AV NE
008	362991	0400	7/1/04	\$485,445	2770	0	9	2004	3	3600	N	N	2162 32ND AV NE
008	362991	0040	12/18/03	\$450,515	2770	0	9	2003	3	4606	N	N	2932 NE LOGAN ST
008	785322	1290	3/23/05	\$481,194	2780	0	9	2004	3	7804	N	N	7421 PINNACLE PL SE
008	362991	0480	12/20/04	\$503,931	2800	0	9	2004	3	3718	N	N	3084 NE LOGAN ST
008	362991	0080	8/20/05	\$602,400	2800	0	9	2004	3	4142	N	N	2921 NE LOGAN ST
008	362991	0080	9/14/04	\$493,592	2800	0	9	2004	3	4142	N	N	2921 NE LOGAN ST
008	785211	0660	12/15/05	\$650,000	2815	0	9	2000	3	9351	N	N	34905 RHODODENDRON DR SE
008	785327	0720	8/4/05	\$529,950	2820	720	9	2005	3	7277	N	N	34428 SE DIO ST
008	785327	0350	7/27/05	\$511,500	2820	0	9	2005	3	6342	N	N	6224 DOUGLAS AV SE
008	785327	0320	8/8/05	\$514,950	2820	0	9	2005	3	5814	N	N	6318 DOUGLAS AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362997	0300	8/3/04	\$462,629	2820	0	9	2004	3	5001	N	N	3140 NE NORTON LN
008	362997	0240	11/1/04	\$470,150	2820	0	9	2004	3	5001	N	N	3187 NE MAGNOLIA ST
008	362997	0200	8/17/04	\$465,259	2820	0	9	2004	3	5001	N	N	3127 NE MAGNOLIA ST
008	362997	0180	12/7/04	\$484,490	2820	0	9	2005	3	5435	N	N	2496 33RD AV NE
008	362997	0130	11/3/04	\$527,582	2820	0	9	2004	3	8159	N	N	3265 NE MULBERRY ST
008	362986	0150	5/23/05	\$560,000	2820	0	9	2000	3	5297	N	N	2018 16TH CT NE
008	362998	0520	8/2/04	\$552,694	2840	0	9	2004	3	4400	N	N	2471 34TH AV NE
008	362998	0490	8/12/04	\$545,900	2840	0	9	2004	3	4400	N	N	2421 34TH AV NE
008	362986	0040	2/7/05	\$549,900	2840	0	9	2000	3	4801	N	N	1989 16TH CT NE
008	362986	0140	2/19/04	\$505,000	2850	0	9	2000	3	5358	N	N	2030 16TH CT NE
008	362986	0110	7/23/04	\$529,000	2850	0	9	2000	3	13416	N	N	2066 16TH CT NE
008	785219	0260	2/17/05	\$464,950	2860	0	9	2004	3	6658	N	N	6808 SILENT CREEK AV SE
008	362988	0240	9/19/05	\$559,950	2860	0	9	2005	3	4182	N	N	2178 30TH AV NE
008	785322	0520	9/26/05	\$719,950	2870	0	9	2005	3	8611	N	N	7504 PINNACLE PL SE
008	785322	0480	6/20/05	\$719,950	2870	0	9	2005	3	7985	N	N	7426 PINNACLE PL SE
008	785219	0320	6/16/04	\$460,000	2870	0	9	2004	3	6776	N	N	6902 SILENT CREEK AV SE
008	785219	0290	11/18/04	\$469,950	2870	0	9	2004	3	6658	N	N	6822 SILENT CREEK AV SE
008	785219	0270	4/6/04	\$475,950	2870	0	9	2004	3	6658	N	N	6812 SILENT CREEK AV SE
008	785219	0140	12/2/03	\$466,519	2870	0	9	2004	3	6370	N	N	6620 SILENT CREEK AV SE
008	362998	0360	4/5/05	\$570,615	2870	0	9	2005	3	5085	N	N	3477 NE MADISON WY
008	362998	0310	5/9/05	\$583,836	2870	0	9	2005	3	4400	N	N	2440 35TH AV NE
008	362992	1130	3/17/04	\$559,587	2880	0	9	2003	3	5372	N	N	1687 28TH AV NE
008	362992	1090	1/12/04	\$501,348	2880	0	9	2003	3	5110	N	N	1711 28TH AV NE
008	362992	1010	11/18/03	\$506,125	2880	0	9	2003	3	5457	N	N	1759 28TH AV NE
008	362992	0880	4/14/04	\$485,216	2880	0	9	2003	3	5608	N	N	1696 28TH AV NE
008	362992	0810	1/20/04	\$463,299	2880	0	9	2003	3	5608	N	N	1738 28TH AV NE
008	362992	0760	9/23/03	\$445,927	2880	0	9	2003	3	5750	N	N	1768 28TH AV NE
008	362992	0730	10/30/03	\$458,654	2880	0	9	2003	3	5750	N	N	1786 28TH AV NE
008	362992	0690	10/30/03	\$458,148	2880	0	9	2003	3	5923	N	N	1810 28TH AV NE
008	362997	0170	12/21/04	\$484,712	2890	0	9	2005	3	5000	N	N	2478 33RD AV NE
008	362997	0070	6/22/04	\$501,689	2890	0	9	2004	3	5000	N	N	3141 NE MULBERRY ST

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362997	0040	6/2/04	\$487,946	2890	0	9	2004	3	7120	N	N	3075 NE MULBERRY ST
008	362992	1060	12/5/03	\$504,616	2890	0	9	2003	3	5110	N	N	1729 28TH AV NE
008	785322	1020	11/1/04	\$470,362	2900	0	9	2004	3	4837	N	N	36221 SE ISLEY ST
008	785322	0100	11/2/04	\$495,894	2900	0	9	2004	3	8537	N	N	7714 GREENRIDGE CT SE
008	785219	0410	4/1/05	\$589,950	2910	330	9	2004	3	8016	N	N	35023 SE CURTIS DR
008	785201	1040	6/10/05	\$473,000	2910	0	9	1998	3	5776	N	N	6907 FAIRWAY AV SE
008	785201	1010	3/18/05	\$446,950	2910	0	9	1998	3	6381	N	N	7005 FAIRWAY AV SE
008	785201	0970	9/6/05	\$525,000	2910	0	9	1998	3	5817	N	N	7027 FAIRWAY AV SE
008	785201	0970	10/15/04	\$450,000	2910	0	9	1998	3	5817	N	N	7027 FAIRWAY AV SE
008	785201	0880	1/26/04	\$429,950	2910	0	9	1998	3	6181	N	N	7229 FAIRWAY AV SE
008	785201	0510	5/26/04	\$447,000	2910	0	9	1999	3	6250	N	N	7012 FAIRWAY AV SE
008	785201	0470	2/6/03	\$399,950	2910	0	9	1998	3	6250	N	N	7036 FAIRWAY AV SE
008	785201	0410	8/17/04	\$418,000	2910	0	9	1998	3	5829	N	N	7224 FAIRWAY AV SE
008	785201	0390	5/4/05	\$477,900	2910	0	9	1998	3	5829	N	N	7236 FAIRWAY AV SE
008	785201	0340	7/8/05	\$480,000	2910	0	9	1998	3	5827	N	N	7312 FAIRWAY AV SE
008	362997	0360	9/3/04	\$526,712	2910	0	9	2004	3	6067	N	N	3165 NE NORTON LN
008	362997	0320	9/7/04	\$487,177	2910	0	9	2004	3	6202	N	N	3110 NE NORTON LN
008	362997	0260	11/11/04	\$507,119	2910	0	9	2004	3	6202	N	N	3196 NE NORTON LN
008	362997	0110	10/8/04	\$507,988	2910	0	9	2004	3	5000	N	N	3221 NE MULBERRY ST
008	785322	1330	3/25/05	\$639,950	2920	0	9	2004	3	6000	N	N	7508 SNOWBERRY AV SE
008	363004	0060	10/25/04	\$511,800	2920	0	9	2004	3	5000	N	N	1665 24TH AV NE
008	785322	1300	3/25/05	\$514,114	2930	0	9	2004	3	6085	N	N	7417 PINNACLE PL SE
008	785322	0260	1/19/05	\$512,109	2930	0	9	2004	3	7785	N	N	7629 GREENRIDGE CT SE
008	785322	0200	3/9/05	\$508,743	2930	0	9	2004	3	7848	N	N	7725 GREENRIDGE CT SE
008	363004	0040	12/1/04	\$509,800	2930	0	9	2004	3	5000	N	N	1677 24TH AV NE
008	362998	0420	11/10/04	\$546,875	2930	0	9	2004	3	4805	N	N	3435 NE MADISON WY
008	362998	0370	3/7/05	\$544,900	2930	0	9	2005	3	4802	N	N	3471 NE MADISON WY
008	362998	0330	5/19/05	\$564,900	2930	0	9	2005	3	4800	N	N	2416 35TH AV NE
008	785211	0510	6/16/05	\$635,000	2940	0	9	2001	3	8007	N	N	35014 RHODODENDRON DR SE
008	362998	0880	11/10/04	\$468,775	2940	0	9	2004	3	3717	N	N	3446 NE MADISON WY
008	362998	0850	8/9/05	\$507,230	2940	0	9	2005	3	3920	N	N	3460 NE MADISON WY

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362998	0810	4/8/05	\$502,216	2940	0	9	2005	3	4000	N	N	3456 NE MARION LN
008	362998	0780	9/22/04	\$461,400	2940	0	9	2004	3	4232	N	N	3442 NE MARION LN
008	362998	0760	8/2/04	\$459,900	2940	0	9	2004	3	4082	N	N	3434 NE MARION LN
008	362998	0660	11/4/05	\$556,500	2940	0	9	2005	3	3869	N	N	3463 NE MONTEREY LN
008	785322	1400	6/23/04	\$534,851	2950	0	9	2004	3	8120	N	N	7618 SNOWBERRY AV SE
008	785322	1370	11/30/04	\$588,175	2950	0	9	2004	3	6000	N	N	7528 SNOWBERRY AV SE
008	785322	1250	1/27/05	\$474,965	2950	0	9	2004	3	5013	N	N	7521 HUCKLEBERRY WY SE
008	785322	1210	9/28/04	\$472,640	2950	0	9	2004	3	6244	N	N	7611 HUCKLEBERRY WY SE
008	785322	1180	6/24/04	\$515,378	2950	0	9	2004	3	7695	N	N	7618 HUCKLEBERRY WY SE
008	785322	1150	9/1/04	\$518,854	2950	0	9	2004	3	5429	N	N	7602 HUCKLEBERRY WY SE
008	785322	0120	9/14/05	\$599,900	2950	0	9	2004	3	9010	N	N	7718 GREENRIDGE CT SE
008	785322	0120	11/18/04	\$486,666	2950	0	9	2004	3	9010	N	N	7718 GREENRIDGE CT SE
008	785322	0070	8/3/04	\$462,087	2950	0	9	2004	3	7642	N	N	36027 SE ISLEY ST
008	785322	0020	12/27/04	\$536,950	2950	0	9	2004	3	7457	N	N	36119 SE ISLEY ST
008	202407	9072	4/19/05	\$649,888	2950	0	9	1996	3	238708	N	N	30112 SE 64TH ST
008	363011	0300	8/1/05	\$541,942	2960	0	9	2005	3	5000	N	N	2532 33RD AV NE
008	363004	0070	9/21/05	\$539,800	2960	0	9	2005	3	5000	N	N	1659 24TH AV NE
008	363004	0050	10/25/05	\$565,597	2960	0	9	2005	3	5000	N	N	1671 24TH AV NE
008	785219	0420	3/29/05	\$616,950	2970	440	9	2004	3	5955	N	N	35019 SE CURTIS DR
008	362997	1000	5/18/05	\$554,634	2970	0	9	2005	3	3640	N	N	2415 30TH AV NE
008	785322	1140	12/17/04	\$514,950	2980	0	9	2004	3	5461	N	N	7524 HUCKLEBERRY WY SE
008	785322	1100	1/6/05	\$484,950	2980	0	9	2004	3	6034	N	N	7503 PINNACLE PL SE
008	785322	1060	2/15/05	\$485,000	2980	0	9	2004	3	6600	N	N	7513 PINNACLE PL SE
008	362997	0980	5/23/05	\$504,535	2980	0	9	2005	3	3640	N	N	2433 30TH AV NE
008	785324	0490	7/13/05	\$520,631	2990	0	9	2005	3	6902	N	N	35904 SE SANDALEE CT
008	785219	0500	2/2/05	\$584,145	2990	0	9	2004	3	9686	N	N	7032 COOK CT SE
008	785219	0350	1/14/05	\$449,950	2990	0	9	2004	3	6508	N	N	35002 SE CURTIS DR
008	785219	0230	9/15/04	\$449,950	2990	0	9	2004	3	6701	N	N	6726 SILENT CREEK AV SE
008	785211	0530	1/28/03	\$484,586	2990	0	9	2002	3	9683	N	N	35018 RHODODENDRON DR SE
008	785211	0500	10/20/04	\$515,000	2990	0	9	2001	3	7833	N	N	35012 RHODODENDRON DR SE
008	785211	0480	1/7/05	\$496,000	2990	0	9	2000	3	7419	N	N	35008 RHODODENDRON DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362997	0160	12/6/04	\$525,884	2990	0	9	2005	3	5000	N	N	2454 33RD AV NE
008	362997	0060	6/23/04	\$541,440	2990	0	9	2004	3	5000	N	N	3119 NE MULBERRY ST
008	785211	0540	5/11/04	\$563,500	3000	0	9	2001	3	10318	N	N	35011 RHODODENDRON DR SE
008	785211	0520	9/29/05	\$628,000	3000	0	9	2001	3	6660	N	N	35016 RHODODENDRON DR SE
008	785209	0460	7/13/05	\$623,500	3000	0	9	2001	3	5500	N	N	34827 SE CURTIS DR
008	362998	0430	10/6/04	\$557,000	3000	0	9	2003	3	4800	N	N	3429 NE MADISON WY
008	362998	0380	2/1/05	\$585,643	3000	0	9	2005	3	4800	N	N	3463 NE MADISON WY
008	362998	0380	9/10/04	\$447,500	3000	0	9	2005	3	4800	N	N	3463 NE MADISON WY
008	362998	0340	4/25/05	\$601,886	3000	0	9	2005	3	6512	N	N	2404 35TH AV NE
008	362998	0300	6/10/05	\$579,900	3000	0	9	2005	3	4800	N	N	2452 35TH AV NE
008	362997	0020	6/25/04	\$526,980	3000	0	9	2004	3	6142	N	N	3031 NE MULBERRY ST
008	362997	0250	2/17/05	\$521,800	3010	0	9	2005	3	6202	N	N	3199 NE MAGNOLIA ST
008	362997	0190	4/8/05	\$552,400	3010	0	9	2005	3	6202	N	N	3113 NE MAGNOLIA ST
008	362997	0120	10/22/04	\$520,493	3010	0	9	2004	3	5023	N	N	3243 NE MULBERRY ST
008	362992	1150	5/11/04	\$565,321	3010	0	9	2003	3	5500	N	N	1675 28TH AV NE
008	362992	1080	1/7/04	\$553,803	3010	0	9	2003	3	5110	N	N	1717 28TH AV NE
008	362992	1040	12/3/03	\$521,218	3010	0	9	2003	3	5110	N	N	1741 28TH AV NE
008	362992	0930	5/24/04	\$540,819	3010	0	9	2004	3	6050	N	N	1666 28TH AV NE
008	362992	0870	4/22/04	\$525,675	3010	0	9	2003	3	5608	N	N	1702 28TH AV NE
008	785322	1130	11/4/04	\$509,950	3020	0	9	2004	3	5785	N	N	7516 HUCKLEBERRY WY SE
008	785322	1080	10/27/04	\$486,950	3020	0	9	2004	3	6091	N	N	7507 PINNACLE PL SE
008	785322	1050	10/19/04	\$479,950	3020	0	9	2004	3	6816	N	N	7517 PINNACLE PL SE
008	785209	0520	8/10/05	\$601,000	3020	0	9	2001	3	5501	N	N	34727 CURTIS DR SE
008	785209	0390	8/4/04	\$579,950	3020	0	9	2001	3	7035	N	N	7402 CURTIS DR SE
008	363004	0080	9/9/05	\$626,297	3020	0	9	2005	3	5000	N	N	1653 24TH AV NE
008	363004	0010	7/23/05	\$563,950	3020	0	9	2005	3	5000	N	N	1701 24TH AV NE
008	362998	0530	12/2/05	\$775,000	3020	0	9	2004	3	4923	N	N	2489 34TH AV NE
008	362998	0470	7/13/04	\$548,300	3020	0	9	2004	3	7264	N	N	3401 NE MADISON WY
008	362997	0290	7/26/04	\$475,878	3020	0	9	2004	3	5001	N	N	3162 NE NORTON LN
008	362993	0040	3/3/04	\$504,289	3020	0	9	2003	3	5964	N	N	2821 NE LOGAN ST
008	362986	0190	9/17/04	\$518,800	3020	0	9	2004	3	6595	N	N	1958 16TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785209	0240	5/20/04	\$549,950	3030	0	9	2001	3	7120	N	N	34823 SE SCOTT ST
008	362997	0210	8/11/04	\$500,833	3030	0	9	2004	3	5001	N	N	3145 NE MAGNOLIA ST
008	362992	0710	10/15/03	\$475,090	3030	0	9	2003	3	6059	N	N	1798 28TH AV NE
008	785322	1280	11/3/04	\$530,890	3040	0	9	2004	3	8592	N	N	7509 HUCKLEBERRY WY SE
008	785209	0360	5/11/05	\$689,500	3040	1210	9	2001	3	6871	N	N	7318 CURTIS DR SE
008	362992	0780	7/19/04	\$538,950	3040	0	9	2003	3	5500	N	N	1756 28TH AV NE
008	785324	0690	11/10/04	\$550,930	3060	0	9	2004	3	9594	N	N	6725 DENNY PEAK DR SE
008	785324	0660	11/18/04	\$510,990	3060	0	9	2004	3	7831	N	N	35913 SE KALEETAN LP
008	362998	0480	8/29/05	\$724,950	3060	0	9	2004	3	4823	N	N	2403 34TH AV NE
008	362998	0480	9/13/04	\$564,900	3060	0	9	2004	3	4823	N	N	2403 34TH AV NE
008	362998	0390	2/28/05	\$582,780	3060	0	9	2005	3	4800	N	N	3455 NE MADISON WY
008	362998	0350	4/29/05	\$584,500	3060	0	9	2005	3	8167	N	N	3485 NE MADISON WY
008	362998	0320	5/18/05	\$572,900	3060	0	9	2005	3	4800	N	N	2828 35TH AV NE
008	362975	0070	2/11/03	\$452,000	3075	0	9	1999	3	6227	N	N	2023 12TH CT NE
008	785322	0230	12/21/04	\$556,147	3080	0	9	2004	3	7817	N	N	7713 GREENRIDGE CT SE
008	362986	0170	7/30/04	\$510,800	3080	0	9	2004	3	5222	N	N	1982 16TH CT NE
008	362975	0020	5/3/05	\$539,950	3080	0	9	2000	3	6792	N	N	2022 12TH CT NE
008	785324	0590	4/11/05	\$526,990	3090	0	9	2005	3	6715	N	N	35904 SE KALEETAN LP
008	785324	0570	5/9/05	\$526,990	3090	0	9	2004	3	6044	N	N	35908 SE KALEETAN LP
008	785324	0520	8/9/05	\$536,990	3090	0	9	2005	3	6518	N	N	35909 SE SANDALEE CT
008	785209	0400	7/22/03	\$552,000	3090	0	9	2002	3	7702	N	N	34923 CURTIS DR SE
008	785322	1360	2/1/05	\$640,609	3100	0	9	2004	3	6000	N	N	7522 SNOWBERRY AV SE
008	785322	1320	7/11/05	\$699,000	3100	0	9	2004	3	5974	N	N	7502 SNOWBERRY AV SE
008	785324	0560	3/18/05	\$523,990	3110	0	9	2005	3	6479	N	N	35912 SE KALEETAN LP
008	785324	0720	11/22/04	\$521,990	3140	0	9	2004	3	6015	N	N	6805 DENNY PEAK DR SE
008	785324	0680	11/16/04	\$507,990	3140	0	9	2004	3	8233	N	N	35925 SE KALEETAN LP
008	785324	0620	2/18/05	\$524,990	3140	0	9	2004	3	8350	N	N	35903 SE KALEETAN LP
008	785324	0540	7/7/05	\$565,000	3140	0	9	2004	3	8168	N	N	35920 SE KALEETAN LP
008	785324	0540	12/16/04	\$531,620	3140	0	9	2004	3	8168	N	N	35920 SE KALEETAN LP
008	785322	1340	5/16/05	\$684,300	3160	0	9	2004	3	6000	N	N	7512 SNOWBERRY AV SE
008	785322	1310	3/22/05	\$567,515	3160	0	9	2004	3	11241	N	N	7413 PINNACLE PL SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785322	0140	11/30/04	\$549,423	3160	0	9	2004	3	11719	N	N	7722 GREENRIDGE CT SE
008	362986	0030	12/27/04	\$533,000	3170	740	9	2004	3	4295	N	N	1977 16TH CT NE
008	785324	0710	12/27/04	\$535,990	3180	0	9	2004	3	6594	N	N	6801 DENNY PEAK DR SE
008	785324	0650	12/22/04	\$543,990	3180	0	9	2004	3	7438	N	N	35909 SE KALEETAN LP
008	785324	0600	4/13/05	\$519,000	3180	0	9	2004	3	6654	N	N	35902 SE KALEETAN LP
008	785217	0280	10/26/04	\$524,990	3200	0	9	2004	3	8083	N	N	35718 SE CREST VIEW LP SE
008	785204	0010	6/16/05	\$601,000	3200	0	9	2002	3	10353	N	N	34715 CURTIS DR SE
008	785322	1410	8/2/04	\$556,985	3210	0	9	2004	3	8974	N	N	7628 SNOWBERRY AV SE
008	785322	1380	6/15/05	\$680,000	3210	0	9	2004	3	6000	N	N	7604 SNOWBERRY AV SE
008	785322	1380	11/23/04	\$618,580	3210	0	9	2004	3	6000	N	N	7604 SNOWBERRY AV SE
008	785322	1270	10/6/04	\$528,270	3210	0	9	2004	3	6001	N	N	7513 HUCKLEBERRY WY SE
008	785322	1200	8/13/04	\$533,818	3210	0	9	2004	3	8364	N	N	7617 HUCKLEBERRY WY SE
008	785322	1170	7/13/04	\$596,126	3210	0	9	2004	3	7456	N	N	7610 HUCKLEBERRY WY SE
008	785322	0300	10/11/04	\$564,959	3210	0	9	2004	3	8886	N	N	7611 SNOWBERRY AV SE
008	785202	0010	4/16/03	\$752,641	3210	0	9	2003	3	11986	N	N	7306 HEATHER AV SE
008	785202	0240	7/26/05	\$664,000	3220	0	9	2001	3	7312	N	N	7632 HEATHER AV SE
008	785202	0060	12/28/04	\$656,000	3220	0	9	2003	3	6760	N	N	7326 HEATHER AV SE
008	785202	0060	4/1/03	\$608,850	3220	0	9	2003	3	6760	N	N	7326 HEATHER AV SE
008	785202	0030	7/2/03	\$627,608	3220	0	9	2003	3	6146	N	N	7310 HEATHER AV SE
008	362987	0310	5/25/04	\$574,300	3220	0	9	2001	3	5473	N	N	2032 NE KATSURA ST
008	362987	0310	10/9/03	\$550,000	3220	0	9	2001	3	5473	N	N	2032 NE KATSURA ST
008	272407	9048	12/12/05	\$685,000	3220	0	9	2003	3	94089	N	N	7227 337TH PL SE
008	272407	9048	9/12/03	\$450,000	3220	0	9	2003	3	94089	N	N	7227 337TH PL SE
008	785324	0630	2/9/05	\$552,990	3230	0	9	2004	3	7336	N	N	35905 SE KALEETAN LP
008	785324	0470	8/10/05	\$547,990	3230	0	9	2005	3	7689	N	N	6615 DENNY PEAK DR SE
008	785324	0170	1/18/05	\$681,785	3230	0	9	2004	3	7982	N	N	6530 DENNY PEAK DR SE
008	785324	0110	1/31/05	\$649,900	3230	0	9	2004	3	8875	N	N	6704 DENNY PEAK DR SE
008	785322	1390	8/19/04	\$580,237	3250	0	9	2004	3	6000	N	N	7608 SNOWBERRY AV SE
008	785322	1240	9/27/04	\$474,062	3250	0	9	2004	3	5013	N	N	7527 HUCKLEBERRY WY SE
008	785322	1220	6/8/04	\$492,682	3250	0	9	2004	3	5274	N	N	7607 HUCKLEBERRY WY SE
008	785322	0280	9/15/04	\$558,210	3250	0	9	2004	3	5127	N	N	7621 GREENRIDGE CT SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785322	0040	2/10/05	\$564,950	3250	0	9	2004	3	7668	N	N	36111 SE ISLEY ST
008	785202	0050	6/23/03	\$600,000	3250	0	9	2003	3	6149	N	N	7322 HEATHER AV SE
008	362992	1110	1/22/04	\$539,373	3260	0	9	2003	3	5110	N	N	1699 28TH AV NE
008	362992	0910	9/23/05	\$640,000	3260	0	9	2004	3	6050	N	N	1678 28TH AV NE
008	362992	0910	5/19/04	\$559,122	3260	0	9	2004	3	6050	N	N	1678 28TH AV NE
008	362992	0850	2/19/04	\$516,331	3260	0	9	2003	3	5608	N	N	1714 28TH AV NE
008	362992	0830	9/14/05	\$660,000	3260	0	9	2003	3	5608	N	N	1726 28TH AV NE
008	362992	0830	3/9/04	\$521,722	3260	0	9	2003	3	5608	N	N	1726 28TH AV NE
008	362992	0800	2/12/04	\$531,044	3260	0	9	2003	3	5608	N	N	1744 28TH AV NE
008	362997	0230	10/15/04	\$517,676	3270	0	9	2004	3	5001	N	N	3173 NE MAGNOLIA ST
008	362997	0140	12/6/04	\$539,617	3270	0	9	2004	3	5009	N	N	2402 33RD AV NE
008	362997	0080	7/20/04	\$544,827	3270	0	9	2004	3	5000	N	N	3163 NE MULBERRY ST
008	362992	0750	10/17/03	\$492,950	3270	0	9	2003	3	5750	N	N	1774 28TH AV NE
008	362997	0330	8/18/04	\$514,363	3280	0	9	2004	3	5474	N	N	3109 NE NORTON LN
008	785327	0190	7/22/05	\$559,950	3290	0	9	2005	3	6785	N	N	34614 SE CARMICHAEL LP
008	785219	0600	3/7/05	\$550,000	3310	0	9	2004	3	7287	N	N	7013 COOK CT SE
008	785219	0560	4/7/05	\$549,950	3310	0	9	2004	3	5928	N	N	7021 COOK CT SE
008	785322	0190	2/17/05	\$558,385	3320	0	9	2004	3	7921	N	N	7729 GREENRIDGE CT SE
008	785324	0040	4/13/05	\$678,990	3340	0	9	2004	3	7857	N	N	6808 DENNY PEAK DR SE
008	785327	0070	7/25/05	\$585,137	3350	0	9	2005	3	6350	N	N	34628 SE CARMICHAEL ST
008	785324	0480	8/29/05	\$580,990	3370	0	9	2005	3	8785	N	N	35908 SE SANDALEE CT
008	785322	1070	5/9/05	\$529,950	3380	0	9	2004	3	6425	N	N	7509 PINNACLE PL SE
008	362997	1040	8/5/05	\$565,000	3400	460	9	2005	3	4550	N	N	2351 30TH AV NE
008	202407	9037	2/13/03	\$685,000	3400	0	9	1985	3	213444	N	N	5008 298TH AV SE
008	785324	0640	12/14/04	\$580,990	3450	0	9	2004	3	7512	N	N	35907 SE KALEETAN LP
008	785324	0530	6/21/05	\$619,990	3450	0	9	2005	3	9209	N	N	35913 SE SANDALEE CT
008	785324	0510	8/8/05	\$580,990	3450	0	9	2005	3	8496	N	N	35905 SE SANDALEE CT
008	785324	0150	6/29/05	\$744,990	3450	0	9	2004	3	8178	N	N	6610 DENNY PEAK DR SE
008	785324	0120	7/19/05	\$738,990	3450	0	9	2004	3	8704	N	N	6630 DENNY PEAK DR SE
008	785324	0070	9/9/04	\$673,990	3450	0	9	2004	3	9437	N	N	6726 DENNY PEAK DR SE
008	785324	0010	10/11/04	\$690,000	3450	0	9	2004	3	8414	N	N	6824 DENNY PEAK DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785322	1160	8/19/04	\$549,299	3460	0	9	2004	3	5438	N	N	7606 HUCKLEBERRY WY SE
008	785322	0080	9/27/04	\$519,950	3460	0	9	2004	3	8813	N	N	36023 SE ISLEY ST
008	785322	0050	6/14/04	\$510,950	3460	0	9	2004	3	7507	N	N	36107 SE ISLEY ST
008	785322	0010	6/20/05	\$634,950	3460	0	9	2004	3	8107	N	N	36123 SE ISLEY ST
008	785327	0200	6/9/05	\$529,950	3470	0	9	2005	3	6651	N	N	34612 SE CARMICHAEL LP
008	362997	0370	8/12/04	\$548,596	3470	0	9	2004	3	7047	N	N	2410 31ST AV NE
008	362997	0270	6/16/05	\$599,950	3470	0	9	2004	3	5001	N	N	3184 NE NORTON LN
008	362997	0270	11/16/04	\$531,371	3470	0	9	2004	3	5001	N	N	3184 NE NORTON LN
008	362997	0100	9/15/04	\$553,679	3470	0	9	2004	3	5000	N	N	3199 NE MULBERRY ST
008	362992	1020	11/24/03	\$577,001	3470	0	9	2003	3	5110	N	N	1753 28TH AV NE
008	362992	0890	5/3/04	\$565,000	3470	0	9	2004	3	5537	N	N	1690 28TH AV NE
008	362997	1050	7/20/05	\$614,655	3490	460	9	2005	3	4550	N	N	2343 30TH AV NE
008	362992	1050	12/17/03	\$581,321	3490	0	9	2003	3	5110	N	N	1735 28TH AV NE
008	362992	0740	8/19/03	\$500,190	3490	0	9	2003	3	5750	N	N	1780 28TH AV NE
008	785324	0060	9/7/04	\$677,990	3530	0	9	2004	3	8361	N	N	6730 DENNY PEAK DR SE
008	785322	1190	7/14/04	\$520,334	3560	0	9	2004	3	9142	N	N	7621 HUCKLEBERRY WY SE
008	785322	0290	9/23/04	\$579,950	3560	0	9	2004	3	6823	N	N	7617 GREENRIDGE CT SE
008	785322	0250	1/12/05	\$560,993	3560	0	9	2004	3	7795	N	N	7705 GREENRIDGE CT SE
008	785322	0220	3/9/05	\$581,950	3560	0	9	2004	3	7827	N	N	7717 GREENRIDGE CT SE
008	785322	0170	4/20/05	\$606,268	3560	0	9	2005	3	17531	N	N	7803 GREENRIDGE CT SE
008	785322	0150	12/2/04	\$563,950	3560	0	9	2004	3	9752	N	N	7726 GREENRIDGE CT SE
008	362997	1030	4/11/05	\$587,737	3560	460	9	2005	3	4550	N	N	2363 30TH AV NE
008	362992	1140	3/29/04	\$646,380	3620	0	9	2003	3	5500	N	N	1681 28TH AV NE
008	362992	1100	1/22/04	\$570,251	3620	0	9	2003	3	5110	N	N	1705 28TH AV NE
008	362992	0920	5/5/04	\$574,966	3620	0	9	2003	3	6050	N	N	1672 28TH AV NE
008	362992	0840	2/24/04	\$561,137	3620	0	9	2003	3	5608	N	N	1720 28TH AV NE
008	362992	0790	8/15/05	\$677,000	3620	0	9	2003	3	5591	N	N	1750 28TH AV NE
008	362992	0790	1/20/04	\$537,490	3620	0	9	2003	3	5591	N	N	1750 28TH AV NE
008	362992	0700	12/24/03	\$530,863	3620	0	9	2003	3	6119	N	N	1804 28TH AV NE
008	082407	9004	5/24/04	\$699,950	3640	0	9	1980	3	487000	N	N	30132 SE REDMOND-FALL CITY RD
008	302407	9049	1/24/03	\$720,000	3670	0	9	1986	3	253420	N	N	6420 282ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	182407	9025	10/31/05	\$880,000	3670	0	9	2000	3	167270	N	N	4322 279TH AV SE
008	785324	0130	3/7/05	\$716,990	3850	0	9	2004	3	8889	N	N	6624 DENNY PEAK DR SE
008	785324	0460	8/3/05	\$626,990	3860	0	9	2005	3	7680	N	N	6609 DENNY PEAK DR SE
008	785324	0160	2/9/05	\$701,053	3860	0	9	2004	3	8080	N	N	6604 DENNY PEAK DR SE
008	785324	0020	4/4/05	\$677,990	3860	0	9	2004	3	8329	N	N	6820 DENNY PEAK DR SE
008	785324	0100	11/1/04	\$690,976	3890	0	9	2004	3	9130	N	N	6708 DENNY PEAK DR SE
008	785324	0080	10/14/04	\$677,990	3890	0	9	2004	3	9799	N	N	6720 DENNY PEAK DR SE
008	362997	1010	5/23/05	\$569,461	3950	0	9	2005	3	4095	N	N	2411 30TH AV NE
008	785324	0090	10/27/04	\$715,254	4050	0	9	2004	3	9387	N	N	6714 DENNY PEAK DR SE
008	785324	0050	2/28/05	\$699,990	4050	0	9	2004	3	7550	N	N	6802 DENNY PEAK DR SE
008	785324	0270	8/4/05	\$715,204	4090	0	9	2005	3	13602	N	N	6414 DENNY PEAK DR SE
008	785324	0140	1/31/05	\$723,000	4090	0	9	2004	3	8328	N	N	6616 DENNY PEAK DR SE
008	785324	0030	3/22/05	\$710,990	4090	0	9	2004	3	8583	N	N	6814 DENNY PEAK DR SE
008	272407	9089	6/14/05	\$969,900	4320	0	9	2003	3	468112	N	N	6821 LAKE ALICE RD SE
008	785198	0220	3/30/04	\$840,000	2460	1800	10	2002	3	20046	N	N	7022 CASCADE AV SE
008	362989	0120	11/12/03	\$825,500	2470	1740	10	2003	3	6557	N	N	1701 30TH AV NE
008	785201	0740	10/20/05	\$537,000	2480	0	10	1998	3	6009	N	N	7124 CHANTICLEER AV SE
008	785201	0610	3/26/04	\$435,000	2730	0	10	1998	3	6691	N	N	7119 CHANTICLEER AV SE
008	362992	1280	4/26/04	\$559,800	2750	0	10	2003	3	7500	N	N	1789 24TH AV NE
008	182407	9065	11/4/04	\$670,000	2750	1020	10	1990	3	254390	N	N	4323 287TH AV SE
008	182407	9065	7/18/03	\$740,450	2750	1020	10	1990	3	254390	N	N	4323 287TH AV SE
008	142406	9083	5/4/04	\$515,500	2800	0	10	1999	3	48787	N	N	25223 SE ISSAQAH-FALL CITY RD
008	785201	0700	12/2/03	\$450,000	2860	0	10	1998	3	8472	N	N	7226 CHANTICLEER AV SE
008	362987	0380	9/7/05	\$716,000	2870	0	10	2000	3	14200	N	N	1718 NE KATSURA ST
008	185290	0270	12/11/03	\$500,000	2880	0	10	1992	3	28853	N	N	25709 NE 10TH ST
008	785199	0440	10/17/03	\$600,000	2910	0	10	1999	3	10872	N	N	6630 CASCADE LN SE
008	785201	0600	6/3/05	\$530,000	2940	0	10	1998	3	6691	N	N	7113 CHANTICLEER AV SE
008	785201	0600	2/25/03	\$415,000	2940	0	10	1998	3	6691	N	N	7113 CHANTICLEER AV SE
008	785201	0800	2/5/03	\$455,000	2950	0	10	1998	3	6879	N	N	7203 LAUREL AV SE
008	785201	0710	9/29/03	\$510,000	2950	0	10	1998	3	7884	N	N	7220 CHANTICLEER AV SE
008	785201	0640	12/21/04	\$516,200	2950	0	10	1998	3	6691	N	N	7213 CHANTICLEER AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785201	0820	10/11/04	\$499,950	2970	0	10	1999	3	7686	N	N	7215 LAUREL AV SE
008	185290	0200	1/15/04	\$540,000	2970	0	10	1993	3	27843	N	N	25730 NE 10TH ST
008	185290	0230	5/19/05	\$699,999	3000	0	10	1992	3	19545	N	N	25716 NE 10TH ST
008	185290	0260	8/13/04	\$577,000	3010	0	10	1992	3	23766	N	N	25705 NE 10TH ST
008	185290	0100	3/15/04	\$545,000	3030	0	10	1993	4	20899	N	N	912 259TH CT NE
008	185290	0080	1/21/05	\$590,000	3030	0	10	1993	3	18229	N	N	902 259TH CT NE
008	185290	0090	7/21/03	\$540,000	3050	0	10	1993	3	18202	N	N	908 259TH CT NE
008	785322	0340	4/1/05	\$705,018	3060	800	10	2004	3	7953	N	N	7523 SNOWBERRY AV SE
008	785322	0320	2/2/05	\$695,932	3060	800	10	2004	3	7851	N	N	7601 SNOWBERRY AV SE
008	362992	1240	12/20/05	\$953,950	3060	830	10	2004	3	5906	N	N	1621 28TH AV NE
008	362992	1180	6/20/05	\$949,950	3060	830	10	2004	3	5500	N	N	1657 28TH AV NE
008	785208	0020	7/21/03	\$572,500	3100	0	10	2001	3	11866	N	N	35125 AUGUSTA PL SE
008	362989	0200	5/23/05	\$989,000	3100	1110	10	2005	3	6100	N	N	1637 30TH AV NE
008	362989	0110	9/13/04	\$884,548	3100	1110	10	2004	3	5941	N	N	1709 30TH AV NE
008	212407	9080	9/20/04	\$670,000	3110	0	10	1996	3	218671	N	N	31807 SE 48TH ST
008	785207	0020	2/13/04	\$654,990	3120	0	10	2003	3	13928	N	N	35207 PALMETER LN
008	785322	0350	4/25/05	\$732,981	3130	1070	10	2004	3	8004	N	N	7517 SNOWBERRY AV SE
008	362989	0160	8/2/04	\$899,900	3140	1140	10	2004	3	5942	N	N	1669 30TH AV NE
008	785201	0830	11/29/05	\$645,000	3160	0	10	1998	3	8765	N	N	7221 LAUREL AV SE
008	785201	0310	7/9/04	\$537,000	3160	0	10	1999	3	7455	N	N	35411 SE ENGLISH ST
008	362989	0150	4/6/04	\$885,700	3160	1170	10	2004	3	5909	N	N	1677 30TH AV NE
008	785322	0410	4/11/05	\$819,385	3170	0	10	2005	3	16184	N	N	7411 SNOWBERRY AV SE
008	785198	0310	7/8/03	\$759,000	3180	1290	10	2003	3	13304	N	N	7033 EAGLE LAKE DR
008	362994	0240	12/22/05	\$795,000	3180	0	10	2003	3	8002	N	N	1772 30TH AV NE
008	362994	0240	5/11/05	\$750,000	3180	0	10	2003	3	8002	N	N	1772 30TH AV NE
008	362994	0240	1/27/04	\$620,000	3180	0	10	2003	3	8002	N	N	1772 30TH AV NE
008	362994	0210	7/30/04	\$639,900	3180	0	10	2004	3	7496	N	N	1794 30TH AV NE
008	362989	0190	3/22/05	\$934,500	3180	1090	10	2004	3	6002	N	N	1645 30TH AV NE
008	362989	0100	11/2/04	\$910,927	3180	1090	10	2004	3	5941	N	N	1717 30TH AV NE
008	785198	0080	9/4/03	\$635,000	3200	0	10	2003	3	12800	N	N	6757 CASCADE AV SE
008	362987	0320	2/2/05	\$532,500	3210	0	10	2001	3	5101	N	N	3110 NE NORTON LN

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362987	0350	9/21/04	\$610,000	3260	0	10	2001	3	5382	N	N	2100 NE KATSURA ST
008	785201	0300	3/6/03	\$500,000	3290	0	10	1999	3	8515	N	N	35415 SE ENGLISH ST
008	785201	0250	6/3/03	\$503,000	3290	0	10	1999	3	7865	N	N	35523 SE ENGLISH ST
008	785212	0232	7/20/04	\$749,950	3300	940	10	2004	3	11251	N	N	6614 AZALEA WY SE
008	785212	0204	7/2/04	\$782,000	3300	940	10	2004	3	12680	N	N	6732 AZALEA WY SE
008	185290	0290	8/27/03	\$545,000	3300	0	10	1993	3	19887	N	N	25723 NE 10TH ST
008	122406	9074	4/9/03	\$670,000	3300	0	10	1991	3	101930	N	N	3629 274TH AV SE
008	362989	0080	6/18/04	\$754,950	3310	0	10	2004	3	5941	N	N	1733 30TH AV NE
008	362989	0070	6/2/04	\$759,900	3310	0	10	2004	3	5941	N	N	1741 30TH AV NE
008	362989	0130	7/9/03	\$880,000	3320	1020	10	2003	3	6574	N	N	1693 30TH AV NE
008	362992	0970	12/2/05	\$800,000	3330	0	10	2004	3	6900	N	N	1642 28TH AV NE
008	362992	0970	11/17/04	\$689,950	3330	0	10	2004	3	6900	N	N	1642 28TH AV NE
008	362989	0090	9/22/04	\$809,900	3330	0	10	2004	3	5941	N	N	1725 30TH AV NE
008	212407	9087	6/16/03	\$710,000	3330	0	10	1998	3	449104	N	N	31825 SE 62ND WY
008	785322	0330	3/14/05	\$763,675	3340	1070	10	2004	3	7902	N	N	7527 SNOWBERRY AV SE
008	785322	0310	2/11/05	\$764,825	3340	1070	10	2004	3	7804	N	N	7605 SNOWBERRY AV SE
008	785201	0290	3/19/03	\$523,500	3340	0	10	1999	3	8930	N	N	35423 SE ENGLISH ST
008	362989	0180	1/11/05	\$988,900	3350	1235	10	2004	3	6021	N	N	1653 30TH AV NE
008	785199	0390	10/6/03	\$600,000	3370	0	10	1999	3	11669	N	N	6514 CASCADE AV SE
008	362992	1170	6/9/05	\$793,875	3370	800	10	2005	3	5500	N	N	1723 28TH AV NE
008	362989	0050	12/27/04	\$824,500	3370	0	10	2004	3	6221	N	N	1757 30TH AV NE
008	362989	0060	5/11/04	\$749,000	3380	0	10	2004	3	5941	N	N	1749 30TH AV NE
008	785212	0226	5/20/04	\$765,000	3410	790	10	2004	3	8944	N	N	6620 AZALEA WY SE
008	785201	0760	7/21/03	\$540,000	3420	0	10	1999	3	8318	N	N	7115 LAUREL AV SE
008	785201	0270	6/13/05	\$645,000	3430	0	10	1999	3	8031	N	N	35511 SE ENGLISH ST
008	362989	0170	7/6/05	\$1,147,488	3430	1050	10	2004	3	5942	N	N	1661 30TH AV NE
008	362989	0030	12/23/03	\$699,500	3430	0	10	2003	3	6988	N	N	1773 30TH AV NE
008	785322	0360	1/27/05	\$695,469	3440	0	10	2004	3	8167	N	N	7513 SNOWBERRY AV SE
008	785212	0234	12/15/03	\$691,943	3450	0	10	2003	3	12693	N	N	6610 AZALEA WY SE
008	785201	0260	6/17/03	\$530,000	3450	0	10	1999	3	7865	N	N	35517 SE ENGLISH ST
008	362994	0230	9/30/05	\$792,490	3450	0	10	2003	3	8002	N	N	1780 30TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362994	0230	2/2/04	\$648,000	3450	0	10	2003	3	8002	N	N	1780 30TH AV NE
008	362989	0020	6/8/04	\$689,500	3460	0	10	2003	3	6979	N	N	1781 30TH AV NE
008	362989	0010	3/3/05	\$739,950	3460	0	10	2003	3	7505	N	N	1789 30TH AV NE
008	362989	0010	1/21/04	\$694,900	3460	0	10	2003	3	7505	N	N	1789 30TH AV NE
008	362994	0220	3/18/04	\$635,000	3470	0	10	2003	3	7576	N	N	1788 30TH AV NE
008	785212	0180	6/24/03	\$579,950	3510	0	10	2001	3	9084	N	N	6729 AZALEA WY SE
008	785212	0160	7/18/05	\$690,000	3510	0	10	2001	3	9568	N	N	6715 AZALEA WY SE
008	785212	0160	4/28/03	\$625,000	3510	0	10	2001	3	9568	N	N	6715 AZALEA WY SE
008	785212	0140	3/20/03	\$550,000	3510	0	10	2001	3	9364	N	N	34819 SE GARDEN CT
008	785212	0010	8/14/03	\$625,000	3510	0	10	2002	3	11782	N	N	6611 AZALEA WY SE
008	785212	0230	12/5/03	\$738,370	3530	840	10	2003	3	12765	N	N	6618 AZALEA WY SE
008	785212	0202	8/11/03	\$689,950	3530	840	10	2003	3	13444	N	N	6802 AZALEA WY SE
008	785201	0720	6/22/04	\$509,000	3530	0	10	1999	3	7187	N	N	7212 CHANTICLEER AV SE
008	785201	0690	10/24/05	\$640,000	3530	0	10	1999	3	8950	N	N	7306 CHANTICLEER AV SE
008	785201	0690	2/2/04	\$535,000	3530	0	10	1999	3	8950	N	N	7306 CHANTICLEER AV SE
008	362989	0040	11/20/03	\$734,500	3540	0	10	2003	3	6995	N	N	1765 30TH AV NE
008	362987	0370	12/13/04	\$796,500	3550	0	10	2000	3	12887	N	N	1730 NE KATSURA ST
008	785322	0420	4/18/05	\$837,590	3560	0	10	2005	3	11491	N	N	7406 PINNACLE PL SE
008	785212	0170	8/4/03	\$582,950	3570	0	10	2001	3	9161	N	N	6721 AZALEA WY SE
008	785212	0150	9/1/05	\$734,950	3570	0	10	2001	3	9462	N	N	34823 SE GARDEN CT
008	785212	0150	7/2/03	\$582,950	3570	0	10	2001	3	9462	N	N	34823 SE GARDEN CT
008	785207	0010	5/10/04	\$670,000	3580	0	10	2003	3	11181	N	N	6421 FAIRWAY PL SE
008	785212	0224	11/10/04	\$870,850	3590	1030	10	2004	3	9794	N	N	6624 AZALEA WY SE
008	785212	0216	9/15/04	\$828,377	3600	1030	10	2004	3	10432	N	N	6710 AZALEA WY SE
008	785199	0150	6/8/05	\$718,000	3600	0	10	1999	3	13884	N	N	6515 CASCADE AV SE
008	785199	0150	9/23/04	\$679,000	3600	0	10	1999	3	13884	N	N	6515 CASCADE AV SE
008	362994	0260	10/6/04	\$669,900	3600	0	10	2004	3	8841	N	N	1760 30TH AV NE
008	785207	0250	11/19/04	\$810,000	3660	0	10	2004	3	12753	N	N	6410 FAIRWAY PL SE
008	785208	0100	8/18/05	\$739,950	3670	0	10	2001	3	10293	N	N	35212 AUGUSTA PL SE
008	785208	0100	1/7/05	\$678,500	3670	0	10	2001	3	10293	N	N	35212 AUGUSTA PL SE
008	785212	0200	8/4/03	\$647,500	3690	0	10	2002	3	11609	N	N	6806 AZALEA WY SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785212	0120	7/21/04	\$613,000	3690	0	10	2001	3	8837	N	N	34803 SE GARDEN CT
008	785212	0120	2/14/03	\$562,450	3690	0	10	2001	3	8837	N	N	34803 SE GARDEN CT
008	785212	0040	8/5/05	\$729,950	3690	0	10	2001	3	8770	N	N	6617 AZALEA WY SE
008	867852	0030	9/8/04	\$846,000	3700	0	10	2004	3	129816	N	N	29843 SE 15TH PL
008	785216	0080	3/25/05	\$800,000	3720	0	10	2004	3	13591	N	N	7207 SAINT ANDREWS LN SE
008	785199	0100	12/6/04	\$674,950	3720	0	10	1999	3	11369	N	N	6541 CASCADE AV SE
008	362994	0270	3/14/05	\$813,897	3730	0	10	2005	3	8846	N	N	1754 30TH AV NE
008	785199	0470	10/6/04	\$690,300	3740	0	10	1999	3	9454	N	N	6716 CASCADE AV SE
008	785201	0240	11/19/03	\$580,000	3770	0	10	2000	3	7546	N	N	35531 SE ENGLISH ST
008	785199	0160	6/16/05	\$750,000	3770	0	10	1999	3	12587	N	N	6431 CASCADE AV SE
008	785199	0160	9/9/04	\$602,000	3770	0	10	1999	3	12587	N	N	6431 CASCADE AV SE
008	785199	0160	8/29/03	\$593,500	3770	0	10	1999	3	12587	N	N	6431 CASCADE AV SE
008	785198	0070	7/21/03	\$675,000	3780	0	10	2003	3	14002	N	N	6727 CASCADE AV SE
008	785208	0030	11/23/04	\$725,000	3788	0	10	2000	3	16001	N	N	35121 AUGUSTA PL SE
008	785198	0130	10/18/04	\$880,000	3830	600	10	2001	3	18280	N	N	6812 CASCADE AV SE
008	362994	0200	8/26/04	\$669,900	3830	0	10	2004	3	9231	N	N	1802 30TH AV NE
008	785199	0400	9/23/03	\$617,000	3840	0	10	1999	3	12795	N	N	6606 CASCADE LN SE
008	322507	9049	10/3/05	\$1,700,000	3850	0	10	1998	3	247334	N	N	14 292ND AV SE
008	785212	0212	7/24/03	\$790,000	3870	700	10	2003	3	10857	N	N	6722 AZALEA WY SE
008	182407	9099	4/7/03	\$742,000	3870	0	10	1987	3	215293	N	N	4403 281ST PL SE
008	785212	0100	6/7/04	\$669,950	3880	0	10	2001	3	11937	N	N	34727 SE GARDEN CT
008	785199	0130	7/22/04	\$810,000	3910	0	10	1999	3	14236	N	N	6523 CASCADE AV SE
008	785201	0560	4/4/05	\$556,900	3940	0	10	1998	3	8422	N	N	7039 CHANTICLEER AV SE
008	785216	0090	3/25/05	\$819,280	3950	0	10	2004	3	16489	N	N	7211 SAINT ANDREWS LN SE
008	785199	0240	10/19/04	\$775,000	3950	0	10	2001	3	12320	N	N	6622 FAIRWAY AV SE
008	785198	0090	11/11/05	\$865,000	3960	0	10	2003	3	12800	N	N	6749 CASCADE AV SE
008	785198	0090	10/8/03	\$725,000	3960	0	10	2003	3	12800	N	N	6749 CASCADE AV SE
008	785208	0090	2/14/05	\$755,000	3972	0	10	2000	3	13019	N	N	35208 AUGUSTA PL SE
008	867852	0070	4/21/05	\$1,159,000	3990	0	10	2004	3	106049	N	N	29828 SE 15TH PL
008	785212	0214	4/14/04	\$809,950	4000	670	10	2003	3	10581	N	N	6716 AZALEA WY SE
008	785199	0190	6/6/03	\$830,000	4000	0	10	2002	3	10270	N	N	6524 FAIRWAY AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785198	0170	12/9/03	\$820,000	4060	690	10	2001	3	20806	N	N	6916 CASCADE AV SE
008	785216	0070	4/28/05	\$849,880	4210	0	10	2004	3	14599	N	N	7203 SAINT ANDREWS LN SE
008	785216	0060	4/12/05	\$834,880	4210	0	10	2004	3	16478	N	N	7133 SAINT ANDREWS LN SE
008	785208	0040	4/28/05	\$780,000	4230	0	10	2001	3	12586	N	N	35119 AUGUSTA PL SE
008	785207	0070	6/28/04	\$780,000	4240	0	10	2001	3	12591	N	N	35212 PALMETER LN
008	785199	0250	11/3/04	\$805,000	4240	0	10	2000	3	15103	N	N	6628 FAIRWAY AV SE
008	785212	0060	3/2/03	\$631,179	4270	0	10	2001	3	10478	N	N	6627 AZALEA WY SE
008	785198	0030	8/10/05	\$855,000	4420	0	10	2001	3	12238	N	N	7101 CASCADE AV SE
008	867852	0050	11/5/03	\$1,075,133	4690	0	10	2003	3	136589	N	N	29846 SE 15TH PL
008	867850	0020	12/4/04	\$345,000	4740	0	10	2005	3	131116	N	N	1105 TREEMONT WY SE
008	122406	9061	6/26/03	\$1,558,795	5070	0	10	1988	3	722224	N	N	26815 SE DUTHIE HILL RD
008	312507	9038	3/10/05	\$875,000	5130	0	10	1986	3	433422	N	N	27931 NE 4TH PL
008	785198	0120	7/2/03	\$990,000	3060	1580	11	2003	3	16081	N	N	6802 CASCADE AV SE
008	785207	0200	5/26/05	\$998,000	3120	1260	11	2003	3	15964	N	N	6302 FAIRWAY PL SE
008	785207	0200	9/24/04	\$935,000	3120	1260	11	2003	3	15964	N	N	6302 FAIRWAY PL SE
008	322507	9057	5/23/03	\$675,000	3170	0	11	1989	3	207206	N	N	705 292ND AV SE
008	785201	0050	4/23/03	\$690,000	3210	0	11	2002	3	8983	N	N	7006 LAUREL AV SE
008	322507	9055	10/21/05	\$901,000	3330	0	11	1990	3	217056	N	N	501 292ND AV SE
008	182407	9071	3/10/04	\$729,000	3350	0	11	1994	3	108464	N	N	28726 SE 43RD PL
008	785201	0190	12/28/04	\$750,000	3520	0	11	1999	3	9170	N	N	7210 LAUREL AV SE
008	122406	9008	9/20/04	\$710,000	3530	0	11	1990	3	105850	N	N	26613 SE DUTHIE HILL RD
008	785198	0110	7/22/03	\$1,000,000	3540	1130	11	2003	3	15822	N	N	6766 CASCADE AV SE
008	785201	0150	12/8/03	\$750,000	3590	0	11	2003	3	9170	N	N	7124 LAUREL AV SE
008	322507	9017	9/16/04	\$675,000	3610	0	11	1989	3	212734	N	N	700 292ND AV SE
008	785198	0270	9/19/03	\$1,030,000	3720	1900	11	2001	3	11868	N	N	7110 CASCADE AV SE
008	785212	0222	12/1/04	\$896,997	3750	640	11	2004	3	9935	N	N	6628 AZALEA WY SE
008	785201	0070	3/26/03	\$926,000	3800	0	11	2001	3	9050	N	N	7020 LAUREL AV SE
008	785201	0130	10/13/03	\$772,000	3810	0	11	2001	3	9170	N	N	7110 LAUREL AV SE
008	785212	0220	12/6/04	\$1,096,554	3830	640	11	2004	3	10952	N	N	6632 AZALEA WY SE
008	785201	0160	11/9/04	\$750,000	3850	0	11	1999	3	9170	N	N	7132 LAUREL AV SE
008	785198	0050	10/20/03	\$870,000	4010	430	11	2003	3	12891	N	N	7031 CASCADE AV SE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785198	0100	2/24/03	\$1,040,000	4070	1110	11	2001	3	17811	N	N	6758 CASCADE AV SE
008	142406	9069	11/22/05	\$1,375,000	4100	1940	11	1996	3	219542	N	N	4616 252ND AV SE
008	785198	0040	7/20/05	\$849,000	4200	80	11	2001	3	12365	N	N	7041 CASCADE AV SE
008	322507	9018	1/7/04	\$807,000	4210	0	11	1993	3	212144	N	N	29261 SE 5TH ST
008	322507	9018	5/3/05	\$875,000	4210	0	11	1993	3	212144	N	N	29261 SE 5TH ST
008	785201	0010	5/29/03	\$907,996	4230	0	11	2001	3	9453	N	N	6914 LAUREL LN SE
008	272407	9042	1/18/05	\$1,130,000	4280	0	11	1995	3	217800	N	N	7505 334TH AV SE
008	282407	9019	9/9/04	\$1,269,907	4300	0	11	1983	3	434728	N	N	7714 PRESTON-FALL CITY RD SE
008	785207	0230	10/3/05	\$1,225,000	4420	0	11	2001	3	12690	N	N	6326 FAIRWAY PL SE
008	785201	0060	4/28/05	\$934,950	4420	0	11	2001	3	9009	N	N	7012 LAUREL AV SE
008	785201	0060	11/3/03	\$875,000	4420	0	11	2001	3	9009	N	N	7012 LAUREL AV SE
008	785198	0060	10/5/04	\$919,900	4500	140	11	2001	3	15098	N	N	7021 CASCADE AV SE
008	122406	9078	4/27/05	\$1,030,000	4560	0	11	2000	3	99316	N	N	26521 SE 37TH ST
008	785199	0180	9/20/05	\$950,000	4580	0	11	2002	3	9901	N	N	6518 FAIRWAY AV SE
008	785199	0180	7/21/03	\$947,500	4580	0	11	2002	3	9901	N	N	6518 FAIRWAY AV SE
008	785198	0250	5/16/04	\$1,025,000	4600	2440	11	2001	3	12655	N	N	7040 CASCADE AV SE
008	867852	0060	3/17/05	\$1,240,000	4610	0	11	2004	3	159456	N	N	29840 SE 15TH PL
008	785201	0100	3/9/05	\$898,950	4610	0	11	2001	3	9165	N	N	7042 LAUREL AV SE
008	785201	0100	2/4/03	\$809,000	4610	0	11	2001	3	9165	N	N	7042 LAUREL AV SE
008	785198	0150	10/15/03	\$1,480,000	4780	1860	11	2002	3	20040	N	N	6836 CASCADE AV SE
008	785199	0170	10/10/05	\$965,000	4800	0	11	2001	3	13438	N	N	6510 FAIRWAY AV SE
008	785198	0280	6/28/04	\$1,017,500	4810	0	11	2002	3	11973	N	N	7120 CASCADE AV SE
008	785201	0030	4/12/04	\$986,356	4820	0	11	2003	3	8883	N	N	6926 LAUREL LN SE
008	085360	0100	9/21/05	\$1,200,000	4830	0	11	2000	3	109771	N	N	29001 NE 3RD WY
008	785207	0210	10/14/04	\$1,230,000	4950	990	11	2004	3	11533	N	N	6310 FAIRWAY PL SE
008	312507	9055	7/22/04	\$970,000	5040	0	11	1999	3	197762	N	N	28632 SE 8TH ST
008	082407	9023	6/23/04	\$1,350,000	5730	0	11	2001	3	298386	N	N	30319 SE 26TH ST
008	085360	0070	1/25/05	\$1,430,000	3540	0	12	1998	3	128500	N	N	305 289TH PL NE
008	232406	9159	2/7/05	\$1,450,000	4330	0	12	1992	3	204404	N	N	24606 SE OLD BLACK NUGGET RD
008	232406	9128	3/4/04	\$1,100,000	4490	0	12	1993	3	214417	N	N	5561 248TH PL SE
008	085360	0080	6/24/05	\$1,925,000	4530	1570	12	1998	3	119790	N	N	209 290TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	232406	9166	4/28/05	\$1,630,000	5590	0	12	1993	3	185130	N	N	5403 248TH PL SE
008	085360	0030	7/18/05	\$1,775,000	5770	0	12	1998	3	92347	N	N	505 289TH AV NE
008	085360	0310	8/5/04	\$1,777,000	6085	0	12	2000	3	142877	N	N	105 290TH AV NE
008	122406	9028	9/29/04	\$1,300,000	5350	0	13	1995	3	211701	N	N	26453 SE DUTHIE HILL RD
008	867850	0060	10/23/03	\$1,850,000	6070	0	13	1999	3	171626	N	N	29433 SE 15TH PL
008	322507	9010	5/20/05	\$1,495,000	6850	740	13	1992	3	224485	N	N	422 292ND AV NE
008	232406	9127	3/31/05	\$2,175,000	7498	0	13	1999	3	211096	N	N	5565 248TH PL SE

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	092407	9062	10/25/04	\$148,593	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	094310	0200	10/22/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	094310	0260	8/25/03	\$204,950	NON-REPRESENTATIVE SALE
007	094310	0290	7/22/04	\$80,000	DORRatio
007	094310	0362	11/3/04	\$533,950	UnFinArea
007	094310	0481	8/26/05	\$553,000	ImpCount
007	094310	0999	9/1/03	\$128,000	DORRatio
007	132407	9038	10/24/05	\$235,886	EXEMPT FROM EXCISE TAX
007	132407	9084	5/24/04	\$37,265	PARTIAL INTEREST; AND OTHER WARNINGS DORRatio
007	132407	9084	1/15/05	\$59,178	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
007	142407	9005	6/9/05	\$365,000	OPEN SPACE CONTINUED;OpenSpace
007	142407	9042	10/27/04	\$378,000	ImpCount
007	142407	9057	5/27/05	\$525,000	Obsol
007	152407	9057	9/1/04	\$380,000	PARTIAL INTEREST SALE
007	152407	9062	7/18/03	\$635,000	ImpCountOPEN SPACE CONTINUED;OpenSpace
007	152407	9085	9/16/04	\$280,000	UnFinArea
007	152407	9085	12/31/03	\$190,000	UnFinArea
007	152407	9096	2/25/04	\$363,000	ImpCount
007	152407	9187	11/6/03	\$117,525	DORRatio
007	152407	9187	10/3/03	\$30,000	DORRatio
007	162407	9022	8/10/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	162407	9029	5/23/05	\$353,000	ImpCount
007	162407	9057	6/18/03	\$55,000	DORRatio
007	232407	9062	11/21/05	\$695,000	OPEN SPACE ;OpenSpace0
007	241210	0020	9/12/03	\$250,000	QUIT CLAIM DEED
007	242407	9026	4/21/05	\$150,000	DORRatio
007	242407	9055	9/21/04	\$147,975	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	247590	0356	11/21/03	\$185,000	UnFinArea
007	247590	0370	3/26/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	247590	0565	6/23/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	247590	0610	10/24/05	\$525,000	OpenSpace0
007	247590	1185	5/22/03	\$210,000	ImpCount
007	248120	0120	3/31/04	\$135,116	RELATED PARTY, FRIEND, OR NEIGHBOR
007	248120	0150	7/9/03	\$108,000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
007	256130	0030	7/10/03	\$109,534	PARTIAL INTEREST (103, 102, Etc.) DORRatio
007	256130	0030	9/30/04	\$116,250	RELATED PARTY, FRIEND, OR NEIGHBOR
007	256130	0060	5/12/05	\$290,000	UnFinArea
007	256130	0060	1/6/05	\$182,000	UnFinArea
007	256131	0010	10/17/05	\$315,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	256131	0100	2/13/03	\$216,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	392450	0170	12/1/03	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	539660	0050	1/13/04	\$207,853	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	746700	0020	10/6/04	\$264,300	%Compl
007	793350	0210	6/17/03	\$468,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	793351	0080	8/26/05	\$440,000	PERSONAL PROPERTY INCLUDED;

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	803870	0020	10/9/03	\$147,376	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
007	803900	0045	3/3/04	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	803900	0080	8/23/05	\$231,750	ESTATE ADMIN; AND OTHER WARNINGS
007	873171	0120	3/28/05	\$308,500	BANKRUPTCY - RECEIVER OR TRUSTEE
008	027810	0005	1/30/04	\$250,000	ImpCount
008	032307	9026	4/24/05	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	032307	9027	3/1/04	\$380,000	ImpCount
008	032307	9028	10/15/03	\$255,000	ImpCount
008	032307	9043	2/20/03	\$82,000	DORRatio
008	032307	9061	5/27/03	\$175,000	ImpCount Prevlmp<=25K
008	032307	9067	9/17/03	\$71,000	BANKRUPTCY - RECEIVER OR TRUSTEE Prevlmp<=25K
008	062407	9001	2/10/05	\$580,000	ImpCount
008	082407	9042	4/16/03	\$345,000	DORRatioOpenSpace0
008	085360	0100	11/6/04	\$1,542,500	RELOCATION - SALE TO SERVICE
008	085360	0120	7/26/05	\$1,930,000	Obsol
008	085360	0320	1/24/04	\$200,000	%Compl DORRatio
008	102307	9017	10/26/04	\$670,000	PersMH0
008	102307	9026	10/25/04	\$319,342	EXEMPT FROM EXCISE TAX
008	102307	9036	10/4/05	\$410,000	ImpCountQUESTIONABLE PER SALES IDENTIFICATION
008	102307	9038	2/7/03	\$350,000	ImpCount
008	102307	9056	5/17/05	\$100,000	DORRatio
008	102307	9113	4/16/04	\$221,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	122406	9074	4/2/03	\$670,000	RELOCATION - SALE TO SERVICE
008	132406	9031	3/11/04	\$860,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	142406	9032	1/13/04	\$1,180,000	OpenSpace0
008	182407	9006	1/3/03	\$136,000	DORRatio
008	182407	9059	6/15/04	\$434,075	ImpCount
008	185290	0346	9/26/03	\$295,000	DORRatio
008	202407	9035	4/6/05	\$540,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	222406	9053	9/3/04	\$287,400	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	222406	9079	8/10/04	\$1,400,000	QUESTIONABLE PER SALES IDENTIFICATION
008	222406	9130	1/29/03	\$405,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	222407	9045	11/10/04	\$600,000	ImpCount
008	222407	9061	6/21/04	\$132,500	ESTATE ADMINISTRATOR, ;DORRatio
008	222407	9110	11/5/04	\$1,100,000	ImpCount
008	272407	9057	3/12/03	\$590,000	NON-REPRESENTATIVE SALE
008	272407	9070	1/21/04	\$167,000	DORRatio
008	292407	9022	7/15/04	\$586,300	OPEN SPACE DESIGNATION ;OpenSpace0
008	302407	9015	4/24/03	\$341,000	GOVERNMENT AGENCY
008	302407	9031	12/14/04	\$700,000	ImpCount
008	302407	9057	1/13/05	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	302407	9064	8/18/03	\$158,500	DORRatio
008	302407	9083	5/26/05	\$321,000	ImpCount
008	312507	9010	2/11/04	\$360,470	Prevlmp<=25K
008	312507	9055	1/30/04	\$665,000	QUIT CLAIM DEED DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	322507	9017	8/6/03	\$545,000	QUESTIONABLE PER SALES IDENTIFICATION
008	322507	9018	5/1/05	\$875,000	RELOCATION - SALE TO SERVICE
008	322507	9044	4/15/05	\$1,273,403	EXEMPT FROM EXCISE TAX
008	322507	9046	9/22/05	\$1,012,000	ImpCount
008	322507	9056	10/3/05	\$842,750	OPEN SPACE DESIGNATION;OpenSpace0
008	328130	0115	7/5/05	\$206,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	328130	0160	12/21/04	\$235,000	QUESTIONABLE PER SALES IDENTIFICATION
008	332407	9043	4/20/04	\$398,000	%ComplOpenSpace0
008	332407	9071	6/8/05	\$599,000	MOBILE HOME
008	362976	0110	6/26/03	\$427,556	BUILDER OR DEVELOPER SALES
008	362980	0190	9/19/03	\$372,000	RELOCATION - SALE TO SERVICE
008	362983	0330	11/8/05	\$539,500	RELOCATION - SALE TO SERVICE
008	362986	0030	8/7/03	\$125,000	DORRatio
008	362986	0150	5/15/05	\$560,000	RELOCATION - SALE TO SERVICE
008	362986	0170	8/7/03	\$125,000	DORRatio
008	362986	0190	8/7/03	\$125,000	DORRatio
008	362987	0300	3/16/05	\$418,000	RELOCATION - SALE TO SERVICE
008	362987	0340	8/12/04	\$530,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	362988	0244	9/30/05	\$564,950	% COMPLETE
008	362988	0254	11/7/05	\$589,463	% COMPLETE
008	362989	0140	8/27/03	\$867,000	UnFinArea
008	362991	0370	8/16/04	\$449,900	RELOCATION - SALE TO SERVICE
008	362991	0680	11/7/05	\$583,550	% COMPLETE
008	362991	0690	11/17/05	\$577,950	% COMPLETE
008	362992	0070	8/20/03	\$275,950	NEW PLAT; BUILDER OR DEVELOPER SALES
008	362992	0610	11/20/03	\$436,875	NON-REPRESENTATIVE SALE
008	362992	0950	12/23/05	\$849,950	% COMPLETE
008	362992	0960	10/27/05	\$898,950	% COMPLETE
008	362992	0990	11/1/05	\$822,950	PrevImp<=25K DORRatio
008	362992	1200	7/20/05	\$764,569	% COMPLETE
008	362992	1210	12/16/04	\$240,720	DORRatio
008	362992	1230	12/16/05	\$965,000	PrevImp<=25K DORRatio
008	362992	1320	3/24/05	\$498,000	RELOCATION - SALE TO SERVICE
008	362992	1370	8/19/05	\$998,000	ActivePermitBeforeSale>25K
008	362992	1380	10/3/05	\$1,089,000	UnFinArea PrevImp<=25K DORRatio
008	362992	1390	12/2/05	\$1,175,000	PrevImp<=25K DORRatio
008	362992	1400	12/28/05	\$944,500	PrevImp<=25K DORRatio
008	362993	0110	7/12/04	\$522,500	RELOCATION - SALE TO SERVICE
008	362994	0020	7/8/04	\$350,000	DORRatio
008	362994	0190	11/14/05	\$2,364,000	UnFinArea
008	362994	0190	10/25/04	\$419,308	UnFinArea
008	362995	0230	6/28/05	\$429,990	MULTI-PARCEL SALE;
008	362996	0010	11/16/04	\$375,950	MULTI-PARCEL SALE;
008	362996	0140	11/12/04	\$359,990	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
008	362996	0150	11/17/04	\$294,990	MULTI-PARCEL SALE;

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	362996	0210	2/23/05	\$376,590	MULTI-PARCEL SALE;
008	362996	0220	2/17/05	\$368,046	MULTI-PARCEL SALE;
008	362996	0320	5/2/05	\$389,990	MULTI-PARCEL SALE;
008	362996	0450	9/29/04	\$289,990	MULTI-PARCEL SALE;
008	362996	0680	12/2/05	\$334,021	EXEMPT FROM EXCISE TAX
008	362996	0770	10/26/04	\$268,270	MULTI-PARCEL SALE;
008	362996	0780	10/21/04	\$261,500	MULTI-PARCEL SALE;
008	362996	0790	11/1/04	\$264,990	MULTI-PARCEL SALE;
008	362996	0810	10/7/04	\$264,077	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
008	362996	0820	10/25/04	\$264,990	MULTI-PARCEL SALE;
008	362996	0830	10/18/04	\$277,296	MULTI-PARCEL SALE;
008	362996	0840	10/18/04	\$269,860	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
008	362997	0310	8/23/04	\$466,455	ActivePermitBeforeSale>25K
008	362997	0520	9/29/04	\$322,890	ActivePermitBeforeSale>25K
008	362997	0810	4/5/05	\$439,950	ActivePermitBeforeSale>25K
008	362997	0930	12/16/05	\$540,112	%Compl ActivePermitBeforeSale>25K
008	362997	0940	11/30/05	\$529,300	%Compl ActivePermitBeforeSale>25K
008	362997	0950	12/12/05	\$522,223	%Compl ActivePermitBeforeSale>25K
008	362997	0960	11/17/05	\$511,171	%Compl ActivePermitBeforeSale>25K
008	362997	1020	9/26/05	\$545,000	%Compl ActivePermitBeforeSale>25K
008	362998	0150	12/19/05	\$665,000	PrevImp<=25K DORRatio
008	362998	0160	12/6/05	\$589,049	PrevImp<=25K DORRatio
008	362998	0170	9/27/05	\$609,900	% COMPLETE
008	362998	0180	11/28/05	\$619,900	% COMPLETE
008	362998	0190	10/21/05	\$685,199	% COMPLETE
008	362998	0200	11/17/05	\$661,005	% COMPLETE
008	362998	0210	10/6/05	\$653,000	% COMPLETE
008	362998	0230	10/7/05	\$612,000	% COMPLETE
008	362998	0240	11/10/05	\$629,900	% COMPLETE
008	362998	0250	9/23/05	\$584,900	% COMPLETE
008	362998	0260	9/13/05	\$603,300	% COMPLETE
008	362998	0400	11/29/04	\$544,900	ActivePermitBeforeSale>25K
008	362998	0600	12/6/05	\$545,900	PrevImp<=25K DORRatio
008	362998	0610	10/7/05	\$539,640	% COMPLETE
008	362998	0620	9/1/05	\$546,000	% COMPLETE
008	362998	0630	9/12/05	\$514,956	% COMPLETE
008	362998	0640	8/15/05	\$525,000	% COMPLETE
008	362998	0650	8/30/05	\$489,900	% COMPLETE
008	363000	0010	12/15/05	\$337,100	%Compl ActivePermitBeforeSale>25K
008	363000	0020	12/28/05	\$277,200	%Compl ActivePermitBeforeSale>25K
008	363000	0030	12/20/05	\$277,700	%Compl ActivePermitBeforeSale>25K
008	363000	0060	12/8/05	\$337,100	%Compl ActivePermitBeforeSale>25K
008	363000	0070	12/1/05	\$277,200	%Compl ActivePermitBeforeSale>25K
008	363000	0080	12/9/05	\$337,100	%Compl ActivePermitBeforeSale>25K
008	363001	0060	10/27/05	\$337,100	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	363001	0070	11/11/05	\$277,200	%Compl ActivePermitBeforeSale>25K
008	363001	0090	11/14/05	\$277,200	%Compl ActivePermitBeforeSale>25K
008	363001	0100	11/28/05	\$337,100	%Compl ActivePermitBeforeSale>25K
008	363004	0030	12/22/05	\$599,800	%Compl ActivePermitBeforeSale>25K
008	363006	0230	8/12/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363006	0240	8/16/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363006	0250	8/22/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363006	0260	8/30/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363006	0270	10/20/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363006	0280	9/27/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363006	0290	10/5/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363006	0300	10/3/05	\$270,400	%Compl ActivePermitBeforeSale>25K
008	363007	0050	9/9/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363007	0060	9/2/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363007	0070	9/7/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363007	0080	9/19/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363007	0090	9/28/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363007	0100	10/12/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363007	0110	10/21/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363007	0120	10/21/05	\$268,600	%Compl ActivePermitBeforeSale>25K
008	363008	0070	12/2/05	\$377,000	% COMPLETE
008	363008	0070	9/7/05	\$277,250	% COMPLETE
008	363008	0080	10/27/05	\$277,250	% COMPLETE
008	363008	0090	9/1/05	\$282,490	% COMPLETE
008	363008	0100	9/6/05	\$277,250	% COMPLETE
008	363008	0110	11/23/05	\$277,250	% COMPLETE
008	363008	0120	11/29/05	\$279,120	% COMPLETE
008	363008	0130	11/21/05	\$277,250	% COMPLETE
008	363008	0140	11/30/05	\$277,250	% COMPLETE
008	363008	0150	11/1/05	\$285,800	% COMPLETE
008	363008	0160	11/28/05	\$277,250	% COMPLETE
008	363008	0170	10/24/05	\$280,750	% COMPLETE
008	363008	0180	10/21/05	\$277,250	% COMPLETE
008	363008	0190	10/10/05	\$277,250	% COMPLETE
008	363008	0200	9/26/05	\$277,250	% COMPLETE
008	363008	0210	12/21/05	\$277,250	% COMPLETE
008	363008	0220	11/15/05	\$277,250	% COMPLETE
008	363011	0010	11/7/05	\$640,000	%Compl ActivePermitBeforeSale>25K
008	363011	0080	10/11/05	\$559,800	%Compl ActivePermitBeforeSale>25K
008	363011	0280	10/25/05	\$539,800	%Compl ActivePermitBeforeSale>25K
008	363011	0290	10/18/05	\$639,800	%Compl ActivePermitBeforeSale>25K
008	363011	0370	8/10/05	\$421,898	%Compl ActivePermitBeforeSale>25K
008	363011	0380	8/10/05	\$430,488	%Compl ActivePermitBeforeSale>25K
008	363011	0390	8/22/05	\$408,723	%Compl ActivePermitBeforeSale>25K
008	363011	0400	8/16/05	\$444,580	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	363011	0410	8/22/05	\$445,270	%Compl ActivePermitBeforeSale>25K
008	363011	0560	8/3/05	\$481,862	%Compl ActivePermitBeforeSale>25K
008	363012	0050	12/21/05	\$447,800	%Compl ActivePermitBeforeSale>25K
008	363012	0180	12/21/05	\$454,800	%Compl ActivePermitBeforeSale>25K
008	363012	0870	12/22/05	\$615,800	%Compl ActivePermitBeforeSale>25K
008	363015	0030	9/9/05	\$346,298	%Compl ActivePermitBeforeSale>25K
008	363015	0040	9/12/05	\$346,300	%Compl ActivePermitBeforeSale>25K
008	398030	0030	1/8/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
008	398030	0165	7/23/03	\$245,000	PrevImp<=25K
008	398030	0170	5/18/05	\$255,000	PrevImp<=25K
008	689330	0410	5/27/04	\$220,000	MULTI-PARCEL SALE
008	785198	0030	8/21/05	\$855,000	RELOCATION - SALE TO SERVICE
008	785198	0060	8/26/04	\$919,900	RELOCATION - SALE TO SERVICE
008	785198	0240	11/16/05	\$1,159,150	%Compl ActivePermitBeforeSale>25K
008	785198	0240	7/27/04	\$187,500	%Compl DORRatio
008	785198	0300	10/30/03	\$150,000	DORRatio
008	785199	0130	7/22/04	\$810,000	RELOCATION - SALE TO SERVICE
008	785199	0160	8/29/03	\$593,500	RELOCATION - SALE TO SERVICE
008	785199	0240	10/14/04	\$775,000	RELOCATION - SALE TO SERVICE
008	785200	0360	7/12/04	\$350,000	RELOCATION - SALE TO SERVICE;
008	785201	0160	11/4/04	\$750,000	RELOCATION - SALE TO SERVICE
008	785201	0190	12/28/04	\$750,000	RELOCATION - SALE TO SERVICE
008	785201	0260	5/31/03	\$530,000	RELOCATION - SALE TO SERVICE
008	785201	0290	3/19/03	\$523,500	RELOCATION - SALE TO SERVICE
008	785201	0600	1/27/03	\$415,000	RELOCATION - SALE TO SERVICE
008	785201	1070	11/4/05	\$1,195,000	%Compl ActivePermitBeforeSale>25K
008	785201	1070	8/22/04	\$269,500	%Compl DORRatio
008	785202	0180	11/21/03	\$565,000	RELOCATION - SALE TO SERVICE
008	785202	0410	12/20/04	\$184,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	785202	0460	3/11/04	\$142,376	QUIT CLAIM DEED DORRatio
008	785203	0410	7/14/03	\$294,300	BANKRUPTCY - RECEIVER OR TRUSTEE
008	785203	0690	3/29/05	\$427,000	RELOCATION - SALE TO SERVICE
008	785203	1030	11/4/04	\$375,000	RELOCATION - SALE TO SERVICE
008	785204	0010	6/14/05	\$601,000	RELOCATION - SALE TO SERVICE
008	785204	0040	10/26/05	\$148,477	MULTI-PARCEL SALE DORRatio
008	785204	0080	8/30/05	\$440,000	RELOCATION - SALE TO SERVICE
008	785204	0200	1/21/03	\$294,900	RELOCATION - SALE TO SERVICE
008	785205	0160	10/21/05	\$322,000	EXEMPT FROM EXCISE TAX
008	785206	0350	11/29/04	\$319,900	1031 TRADE
008	785206	0370	7/13/05	\$350,000	RELOCATION - SALE TO SERVICE
008	785206	0490	4/12/05	\$329,000	RELOCATION - SALE TO SERVICE
008	785207	0030	2/11/03	\$155,000	DORRatio
008	785207	0050	4/22/03	\$260,000	DORRatio
008	785207	0080	4/25/05	\$881,000	UnFinArea
008	785207	0080	6/10/03	\$200,000	UnFinArea DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	785207	0100	6/27/03	\$195,000	DORRatio
008	785207	0140	1/7/03	\$265,000	DORRatio
008	785207	0150	8/27/05	\$1,099,000	%Compl ActivePermitBeforeSale>25K
008	785207	0150	3/29/04	\$253,500	%Compl DORRatio
008	785207	0170	8/14/03	\$250,000	DORRatio
008	785207	0190	11/10/03	\$265,000	DORRatio
008	785207	0220	9/15/05	\$1,250,000	%Compl ActivePermitBeforeSale>25K
008	785207	0220	7/29/03	\$270,000	%Compl DORRatio
008	785207	0240	12/10/03	\$260,000	DORRatio
008	785207	0260	8/4/03	\$260,000	DORRatio
008	785208	0030	10/25/04	\$725,000	RELOCATION - SALE TO SERVICE
008	785209	0820	7/16/04	\$360,000	RELOCATION - SALE TO SERVICE
008	785209	0930	11/14/03	\$340,000	RELOCATION - SALE TO SERVICE
008	785211	0210	5/5/03	\$344,000	RELOCATION - SALE TO SERVICE
008	785211	0410	3/31/04	\$425,000	RELOCATION - SALE TO SERVICE
008	785211	0480	1/7/05	\$496,000	RELOCATION - SALE TO SERVICE
008	785212	0210	5/17/04	\$742,585	ActivePermitBeforeSale>25K
008	785213	0390	8/21/03	\$339,000	RELOCATION - SALE TO SERVICE
008	785215	0010	7/5/05	\$314,500	EXEMPT FROM EXCISE TAX
008	785215	0330	6/29/04	\$314,000	RELOCATION - SALE TO SERVICE
008	785215	0650	2/14/03	\$329,000	RELOCATION - SALE TO SERVICE
008	785216	0040	1/16/04	\$275,000	%Compl DORRatio
008	785216	0130	6/28/04	\$378,300	%Compl DORRatio
008	785216	0130	8/8/03	\$390,000	%Compl DORRatio
008	785216	0150	11/24/03	\$390,000	DORRatio
008	785216	0210	9/15/05	\$997,500	%Compl ActivePermitBeforeSale>25K
008	785216	0210	4/21/04	\$280,000	%Compl DORRatio
008	785216	0240	11/3/03	\$265,000	%Compl
008	785216	0290	9/23/03	\$260,000	DORRatio
008	785216	0310	8/19/04	\$265,000	%Compl DORRatio ActivePermitBeforeSale>25K
008	785217	0740	11/2/04	\$339,950	RELOCATION - SALE TO SERVICE
008	785219	0430	10/26/05	\$653,638	%Compl ActivePermitBeforeSale>25K
008	785219	0450	12/16/05	\$630,000	ActivePermitBeforeSale>25K
008	785322	0130	11/5/04	\$501,135	NON-REPRESENTATIVE SALE
008	785322	0470	8/24/05	\$739,950	%Compl ActivePermitBeforeSale>25K
008	785322	0500	8/23/05	\$724,950	%Compl ActivePermitBeforeSale>25K
008	785322	0510	9/13/05	\$724,950	%Compl ActivePermitBeforeSale>25K
008	785322	0580	6/29/05	\$535,000	RELOCATION - SALE TO SERVICE
008	785323	0230	9/30/04	\$359,002	%Compl ActivePermitBeforeSale>25K
008	785323	0270	12/21/05	\$475,000	RELOCATION - SALE TO SERVICE
008	785323	0300	11/24/04	\$379,321	NON-REPRESENTATIVE SALE
008	785323	0320	6/13/05	\$472,000	RELOCATION - SALE TO SERVICE
008	785324	0040	8/5/04	\$495,990	INCORRECT SALE POSTED TO LOT
008	785324	0180	11/15/05	\$654,990	%Compl ActivePermitBeforeSale>25K
008	785324	0190	11/23/05	\$664,000	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	785324	0200	12/22/05	\$646,990	%Compl ActivePermitBeforeSale>25K
008	785324	0210	12/22/05	\$690,708	%Compl Prevlmp<=25K ActivePermitBeforeSale>25K
008	785324	0230	11/28/05	\$628,990	%Compl ActivePermitBeforeSale>25K
008	785324	0240	5/26/05	\$629,990	ActivePermitBeforeSale>25K
008	785324	0250	10/28/05	\$643,990	%Compl ActivePermitBeforeSale>25K
008	785324	0260	10/6/05	\$581,990	%Compl ActivePermitBeforeSale>25K
008	785324	0280	12/16/05	\$605,990	%Compl ActivePermitBeforeSale>25K
008	785324	0290	12/21/05	\$624,990	%Compl ActivePermitBeforeSale>25K
008	785324	0300	12/29/05	\$690,240	%Compl ActivePermitBeforeSale>25K
008	785324	0310	12/7/05	\$620,990	%Compl ActivePermitBeforeSale>25K
008	785324	0320	9/26/05	\$568,990	%Compl ActivePermitBeforeSale>25K
008	785324	0340	10/20/05	\$523,990	%Compl ActivePermitBeforeSale>25K
008	785324	0350	12/14/05	\$617,477	%Compl ActivePermitBeforeSale>25K
008	785324	0360	12/3/05	\$566,249	%Compl ActivePermitBeforeSale>25K
008	785324	0370	11/11/05	\$641,140	%Compl ActivePermitBeforeSale>25K
008	785324	0390	10/12/05	\$539,990	%Compl ActivePermitBeforeSale>25K
008	785324	0400	10/27/05	\$611,990	%Compl ActivePermitBeforeSale>25K
008	785324	0410	9/29/05	\$570,143	%Compl ActivePermitBeforeSale>25K
008	785324	0420	9/1/05	\$523,990	%Compl ActivePermitBeforeSale>25K
008	785324	0430	8/25/05	\$616,990	%Compl ActivePermitBeforeSale>25K
008	785324	0440	10/10/05	\$580,000	%Compl ActivePermitBeforeSale>25K
008	785324	0450	10/26/05	\$675,956	%Compl ActivePermitBeforeSale>25K
008	785325	0120	10/12/05	\$511,680	ActivePermitBeforeSale>25K
008	785326	0010	8/1/05	\$330,115	%Compl ActivePermitBeforeSale>25K
008	785326	0020	8/30/05	\$367,540	ActivePermitBeforeSale>25K
008	785327	0010	12/7/05	\$638,035	%Compl ActivePermitBeforeSale>25K
008	785327	0020	10/25/05	\$599,950	%Compl ActivePermitBeforeSale>25K
008	785327	0030	9/9/05	\$577,950	ActivePermitBeforeSale>25K
008	785327	0050	8/22/05	\$575,950	%Compl ActivePermitBeforeSale>25K
008	785327	0060	9/21/05	\$635,326	ActivePermitBeforeSale>25K
008	785327	0100	11/2/05	\$674,950	%Compl ActivePermitBeforeSale>25K
008	785327	0130	11/8/05	\$680,310	ActivePermitBeforeSale>25K
008	785327	0140	11/7/05	\$625,000	%Compl
008	785327	0150	10/17/05	\$589,950	ActivePermitBeforeSale>25K
008	785327	0160	10/11/05	\$667,997	%Compl ActivePermitBeforeSale>25K
008	785327	0170	10/25/05	\$623,208	%Compl ActivePermitBeforeSale>25K
008	785327	0180	8/18/05	\$589,950	ActivePermitBeforeSale>25K
008	785327	0360	8/15/05	\$517,950	%Compl ActivePermitBeforeSale>25K
008	785327	0620	11/8/05	\$598,653	%Compl ActivePermitBeforeSale>25K
008	785327	0640	9/1/05	\$497,000	%Compl ActivePermitBeforeSale>25K
008	785327	0680	11/28/05	\$514,950	ActivePermitBeforeSale>25K
008	785327	0690	9/22/05	\$489,950	%Compl ActivePermitBeforeSale>25K
008	785327	0700	11/10/05	\$534,950	ActivePermitBeforeSale>25K
008	785327	0710	9/6/05	\$539,950	%Compl ActivePermitBeforeSale>25K
008	785327	0740	9/2/05	\$524,950	ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	785327	0750	8/29/05	\$529,950	%Compl ActivePermitBeforeSale>25K
008	785327	0770	8/18/05	\$351,728	%Compl ActivePermitBeforeSale>25K
008	785327	0780	9/8/05	\$349,895	%Compl ActivePermitBeforeSale>25K
008	785327	0860	8/12/05	\$330,670	%Compl ActivePermitBeforeSale>25K
008	785327	0940	8/23/05	\$327,940	%Compl ActivePermitBeforeSale>25K
008	785327	1020	9/19/05	\$374,720	%Compl ActivePermitBeforeSale>25K
008	785327	1150	9/22/05	\$364,070	%Compl ActivePermitBeforeSale>25K
008	785327	1160	8/1/05	\$312,095	%Compl
008	785327	1170	8/18/05	\$342,895	ActivePermitBeforeSale>25K
008	785327	1230	9/12/05	\$459,440	ActivePermitBeforeSale>25K
008	785328	0650	11/9/05	\$771,000	%Compl ActivePermitBeforeSale>25K
008	785328	0670	11/9/05	\$749,000	%Compl ActivePermitBeforeSale>25K
008	813070	0010	4/17/03	\$350,000	ImpCount
008	867850	0020	11/17/05	\$1,315,000	ActivePermitBeforeSale>25K
008	867852	0020	3/25/03	\$255,000	DORRatio
008	867852	0060	6/11/03	\$255,000	DORRatio
008	867852	0070	3/5/03	\$220,000	DORRatio

Vacant Sales Used in this Annual Update Analysis
Area 75

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	112407	9023	10/29/04	\$215,000	119790	N	N
7	162407	9024	9/6/05	\$200,000	151588	N	N
7	162407	9037	10/22/03	\$105,000	81457	N	N
7	232407	9036	4/14/05	\$100,000	154638	Y	Y
7	242407	9008	7/26/04	\$275,000	880347	Y	N
8	032307	9099	7/13/05	\$145,000	217800	N	N
8	032307	9101	4/15/04	\$220,000	205603	N	N
8	062407	9022	9/29/04	\$226,000	217800	N	N
8	072407	9022	10/21/05	\$250,000	87555	N	N
8	072407	9026	10/20/05	\$250,000	93654	N	N
8	082407	9036	8/7/03	\$185,000	217800	N	N
8	132406	9034	12/15/04	\$280,000	784941	N	N
8	142406	9038	3/30/05	\$210,000	233481	N	N
8	142406	9048	7/20/04	\$160,000	355449	N	N
8	182407	9072	2/18/04	\$248,500	108464	N	N
8	202407	9018	4/4/05	\$359,000	216639	Y	N
8	202407	9036	10/1/04	\$355,000	216874	Y	N
8	202407	9049	12/30/04	\$360,000	211266	Y	N
8	202407	9051	8/11/05	\$230,000	213444	Y	N
8	212407	9038	7/14/04	\$395,000	967467	N	N
8	212407	9086	3/29/04	\$290,000	642945	N	N
8	212407	9105	11/17/04	\$236,000	90931	N	N
8	222407	9050	5/10/04	\$139,950	209523	Y	N
8	232406	9005	9/14/04	\$375,000	963982	N	N
8	252406	9066	8/23/05	\$184,000	398574	N	N
8	252406	9099	6/10/03	\$120,000	95970	N	N
8	252407	9031	11/4/05	\$80,000	137696	N	N
8	252407	9031	8/11/03	\$74,152	137696	N	N
8	272407	9084	7/25/04	\$89,150	47916	N	Y
8	272407	9094	2/19/04	\$185,000	215688	N	N
8	292407	9002	3/2/05	\$285,000	873813	N	N
8	302407	9063	7/27/04	\$180,000	112750	N	N
8	312507	9029	9/29/05	\$170,000	216928	Y	N
8	322407	9066	6/21/05	\$125,000	41320	N	N
8	322407	9089	12/21/04	\$225,000	188615	N	N
8	322407	9113	3/10/04	\$95,000	20670	N	N
8	322407	9127	7/29/05	\$158,000	180774	N	N
8	322507	9031	9/7/04	\$337,000	225139	N	N
8	322507	9048	12/16/04	\$350,000	222491	Y	N
8	362997	1350	11/28/05	\$1,050,000	255074	N	N
8	363016	0320	5/12/05	\$185,000	6150	Y	N
8	785198	0160	4/19/05	\$345,000	20197	Y	N
8	785216	0020	5/12/05	\$256,000	17503	N	N
8	785216	0030	9/14/04	\$280,000	17780	Y	N
8	785216	0100	12/16/04	\$330,000	18661	Y	N
8	785216	0110	1/13/05	\$375,000	18055	Y	N

Vacant Sales Used in this Annual Update Analysis
Area 75

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
8	785216	0120	2/3/05	\$375,000	16462	Y	N
8	785216	0160	9/10/05	\$394,000	13531	Y	N
8	785216	0170	6/17/05	\$365,000	18069	Y	N
8	785216	0180	7/20/05	\$345,000	24296	Y	N
8	785216	0190	12/9/03	\$227,500	16625	N	N
8	785216	0200	4/13/04	\$245,000	14577	N	N
8	785216	0220	5/25/04	\$269,500	13178	N	N
8	785216	0230	10/18/04	\$280,000	18527	N	N
8	785216	0250	6/10/05	\$295,000	14408	N	N
8	785216	0260	7/29/05	\$295,000	13102	N	N
8	785216	0270	5/26/05	\$315,000	14282	N	N
8	785216	0270	4/2/04	\$270,000	14282	N	N
8	785216	0280	12/10/04	\$280,000	15219	N	N
8	785216	0300	11/6/03	\$260,000	13939	Y	N
8	867850	0010	12/28/04	\$295,000	194714	N	N
8	867851	0010	8/27/04	\$290,000	211267	N	N
8	867852	0040	3/25/05	\$210,000	214319	N	N
8	867852	0090	2/25/05	\$215,000	65702	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 75

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	094310	0272	3/29/04	\$120,000	GOR RATIO
7	132407	9010	6/29/05	\$50,000	GOR RATIO
7	142407	9006	8/17/04	\$285,000	OPEN SPACE CONTIN'D/OK'D AFTER SALE;
7	142407	9071	10/3/03	\$76,400	GOR RATIO
7	142407	9087	5/6/05	\$160,000	PERSONAL PROPERTY INCLUDED;
7	152407	9042	10/27/04	\$1,019,000	IMP NOT PICKED UP YET
7	232407	9037	4/12/05	\$125,000	ESTATE ADM, GUARDIAN, OR EXECUTOR;
7	242407	9064	10/6/03	\$212,000	NO MARKET EXPOSURE; RELATED PARTY,
7	247590	0745	1/21/03	\$121,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	793350	0090	6/3/05	\$95,000	GOR RATIO
7	793351	0020	7/12/05	\$77,500	GOR RATIO
8	052407	9009	8/29/03	\$8,700,000	GOR RATIO
8	062407	9019	5/4/05	\$140,000	TIMBER AND FOREST LAND;
8	102307	9057	5/17/05	\$29,000	QUIT CLAIM DEED;
8	102307	9152	11/30/05	\$245,000	TIMBER AND FOREST LAND;
8	185290	0348	3/3/03	\$284,500	GOR RATIO
8	212407	9016	4/20/04	\$242,500	GOR RATIO
8	222406	9131	12/10/03	\$37,500	QUIT CLAIM DEED;
8	252406	9033	2/20/03	\$300,000	GOVERNMENT AGENCY; MOBILE HOME;
8	252406	9078	11/22/05	\$540,000	GOR RATIO
8	252406	9095	5/22/03	\$50,000	MULTI-PARCEL SALE;
8	252407	9031	11/4/05	\$80,000	LEASE OR LEASE-HOLD;
8	252506	9016	7/12/05	\$155,000	TIMBER AND FOREST LAND;
8	252506	9028	2/22/05	\$210,000	GOVERNMENT AGENCY;
8	302307	9001	12/29/03	\$150,000	GOVERNMENT AGENCY;
8	302407	9100	6/20/05	\$400,000	TIMBER AND FOREST LAND;
8	302407	9119	2/21/03	\$140,000	GOR RATIO
8	312507	9029	4/17/03	\$161,000	QUIT CLAIM DEED; STATEMENT TO DOR;
8	312507	9040	3/19/03	\$85,000	GOR RATIO
8	332407	9092	1/12/04	\$89,500	GOR RATIO
8	352407	9024	8/25/05	\$28,200	GOR RATIO
8	362992	1280	4/22/03	\$166,809	GOR RATIO
8	362992	1360	12/15/05	\$1,750,000	GOR RATIO
8	362994	0010	7/6/05	\$383,000	IMP NOT PICKED UP YET
8	362994	0030	4/8/05	\$448,450	IMP NOT PICKED UP YET
8	362994	0040	9/27/05	\$495,000	IMP NOT PICKED UP YET
8	362994	0050	4/14/05	\$486,000	IMP NOT PICKED UP YET
8	362994	0060	3/22/04	\$670,000	IMP NOT PICKED UP YET
8	362994	0070	8/29/05	\$558,000	IMP NOT PICKED UP YET
8	362994	0160	11/7/05	\$444,000	IMP NOT PICKED UP YET
8	362994	0170	8/18/05	\$432,000	IMP NOT PICKED UP YET
8	362994	0180	12/2/04	\$370,000	IMP NOT PICKED UP YET
8	362997	1060	11/8/05	\$608,155	GOR RATIO
8	362998	0270	2/2/05	\$160,000	GOR RATIO
8	363003	0180	5/4/04	\$102,000	GOR RATIO
8	363003	0190	5/4/04	\$102,000	GOR RATIO
8	363007	0270	12/29/05	\$364,413	IMP NOT PICKED UP YET
8	363007	0280	12/29/05	\$399,990	IMP NOT PICKED UP YET

Vacant Sales Removed from this Annual Update Analysis

Area 75

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	363011	0050	10/7/05	\$515,262	GOR RATIO
8	363011	0060	12/22/05	\$639,800	GOR RATIO
8	363011	0070	12/21/05	\$647,800	GOR RATIO
8	363011	0180	12/22/05	\$544,800	GOR RATIO
8	363011	0210	9/24/05	\$559,800	GOR RATIO
8	363011	0220	11/1/05	\$561,300	GOR RATIO
8	363011	0240	9/26/05	\$529,800	GOR RATIO
8	363011	0310	12/21/05	\$639,800	GOR RATIO
8	363011	0320	12/20/05	\$485,000	GOR RATIO
8	363011	0350	12/5/05	\$490,000	GOR RATIO
8	363013	0140	11/18/05	\$503,803	GOR RATIO
8	363013	0150	11/23/05	\$495,950	GOR RATIO
8	363015	0050	12/12/05	\$301,740	IMP NOT PICKED UP YET
8	363015	0060	12/22/05	\$301,775	IMP NOT PICKED UP YET
8	363015	0070	12/21/05	\$318,800	IMP NOT PICKED UP YET
8	363015	0100	12/21/05	\$301,790	IMP NOT PICKED UP YET
8	363015	0160	12/16/05	\$301,800	IMP NOT PICKED UP YET
8	363015	0170	12/16/05	\$318,800	IMP NOT PICKED UP YET
8	363015	0180	12/12/05	\$314,800	IMP NOT PICKED UP YET
8	363015	0190	12/6/05	\$342,780	IMP NOT PICKED UP YET
8	363015	0200	11/29/05	\$342,120	IMP NOT PICKED UP YET
8	363015	0210	11/10/05	\$301,560	IMP NOT PICKED UP YET
8	363015	0220	11/10/05	\$342,790	IMP NOT PICKED UP YET
8	363015	0230	11/1/05	\$342,770	IMP NOT PICKED UP YET
8	363016	0120	11/15/05	\$716,401	GOR RATIO
8	363016	0130	11/30/05	\$685,026	GOR RATIO
8	363016	0140	12/7/05	\$712,945	GOR RATIO
8	363016	0270	11/8/05	\$633,292	GOR RATIO
8	363016	0280	11/9/05	\$584,525	GOR RATIO
8	363016	0300	11/2/05	\$628,300	GOR RATIO
8	363016	0470	12/9/05	\$991,000	GOR RATIO
8	785198	0300	10/18/04	\$553,000	IMP NOT PICKED UP YET
8	785198	0320	2/24/03	\$155,000	GOR RATIO
8	785201	1080	5/23/03	\$265,000	GOR RATIO
8	785207	0010	2/5/03	\$155,000	GOR RATIO
8	785207	0020	2/6/03	\$175,000	GOR RATIO
8	785207	0120	3/7/03	\$240,000	GOR RATIO
8	785207	0160	1/13/04	\$250,000	GOR RATIO
8	785207	0250	1/29/04	\$259,700	GOR RATIO
8	785207	0270	1/21/04	\$235,000	GOR RATIO
8	785210	0400	8/12/05	\$1,487,200	GOR RATIO
8	785210	0440	8/22/05	\$58,000	GOR RATIO
8	785216	0010	3/14/05	\$250,000	STATEMENT TO DOR;
8	785216	0050	3/5/04	\$255,000	GOR RATIO
8	785218	0100	5/27/04	\$264,805	IMP NOT PICKED UP YET
8	785322	0180	4/11/05	\$505,316	IMP NOT PICKED UP YET
8	785322	0370	12/14/05	\$808,179	IMP NOT PICKED UP YET
8	785322	0580	11/10/04	\$460,591	IMP NOT PICKED UP YET
8	785322	0590	9/13/04	\$445,950	IMP NOT PICKED UP YET

Vacant Sales Removed from this Annual Update Analysis

Area 75

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	785322	0620	6/25/04	\$416,950	IMP NOT PICKED UP YET
8	785322	0630	7/27/04	\$414,950	IMP NOT PICKED UP YET
8	785322	0660	8/27/04	\$435,000	IMP NOT PICKED UP YET
8	785322	0670	8/20/04	\$421,950	IMP NOT PICKED UP YET
8	785322	0960	8/10/04	\$355,950	IMP NOT PICKED UP YET
8	785327	0110	12/21/05	\$743,360	GOR RATIO
8	785327	0220	12/30/05	\$454,535	IMP NOT PICKED UP YET
8	785327	0250	12/21/05	\$414,425	IMP NOT PICKED UP YET
8	785327	0260	12/8/05	\$422,600	IMP NOT PICKED UP YET
8	785327	0270	12/8/05	\$461,215	IMP NOT PICKED UP YET
8	785327	0280	12/16/05	\$399,130	IMP NOT PICKED UP YET
8	785327	0290	12/28/05	\$413,190	IMP NOT PICKED UP YET
8	785327	0300	12/14/05	\$422,186	IMP NOT PICKED UP YET
8	785327	0310	12/2/05	\$431,950	IMP NOT PICKED UP YET
8	785327	0390	12/12/05	\$559,950	IMP NOT PICKED UP YET
8	785327	0570	11/15/05	\$599,950	GOR RATIO
8	785327	0580	10/11/05	\$589,787	GOR RATIO
8	785327	0600	12/5/05	\$580,000	GOR RATIO
8	785327	0610	11/16/05	\$569,950	GOR RATIO
8	785327	0630	12/12/05	\$549,950	GOR RATIO
8	785327	0670	12/5/05	\$519,950	GOR RATIO
8	785327	0730	9/14/05	\$498,226	IMP NOT PICKED UP YET
8	785327	0790	10/3/05	\$304,720	IMP NOT PICKED UP YET
8	785327	0800	9/19/05	\$347,520	IMP NOT PICKED UP YET
8	785327	0810	12/6/05	\$403,939	IMP NOT PICKED UP YET
8	785327	0820	11/1/05	\$374,095	IMP NOT PICKED UP YET
8	785327	0830	10/7/05	\$354,835	IMP NOT PICKED UP YET
8	785327	0840	9/21/05	\$371,745	IMP NOT PICKED UP YET
8	785327	0850	10/20/05	\$325,297	IMP NOT PICKED UP YET
8	785327	0950	7/27/05	\$323,610	IMP NOT PICKED UP YET
8	785327	1120	10/20/05	\$341,980	IMP NOT PICKED UP YET
8	785327	1180	10/6/05	\$323,200	IMP NOT PICKED UP YET
8	785327	1190	11/2/05	\$359,805	IMP NOT PICKED UP YET
8	785327	1200	10/19/05	\$318,345	IMP NOT PICKED UP YET
8	785327	1210	10/6/05	\$391,270	IMP NOT PICKED UP YET
8	785327	1220	11/15/05	\$427,225	IMP NOT PICKED UP YET
8	785327	1240	11/18/05	\$456,453	GOR RATIO
8	785327	1250	11/11/05	\$408,840	IMP NOT PICKED UP YET
8	785327	1260	11/29/05	\$413,155	IMP NOT PICKED UP YET
8	785327	1270	12/29/05	\$373,220	IMP NOT PICKED UP YET
8	785327	1280	11/9/05	\$448,980	GOR RATIO
8	785327	1290	12/2/05	\$399,955	IMP NOT PICKED UP YET
8	785327	1300	12/1/05	\$390,460	IMP NOT PICKED UP YET
8	785328	0530	12/14/05	\$668,555	GOR RATIO
8	785328	0540	12/12/05	\$658,000	IMP NOT PICKED UP YET
8	785328	0610	7/7/05	\$632,000	IMP NOT PICKED UP YET
8	785328	0660	8/29/05	\$674,769	GOR RATIO
8	785328	0700	10/7/05	\$656,000	IMP NOT PICKED UP YET
8	785328	0710	8/29/05	\$640,000	IMP NOT PICKED UP YET



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr